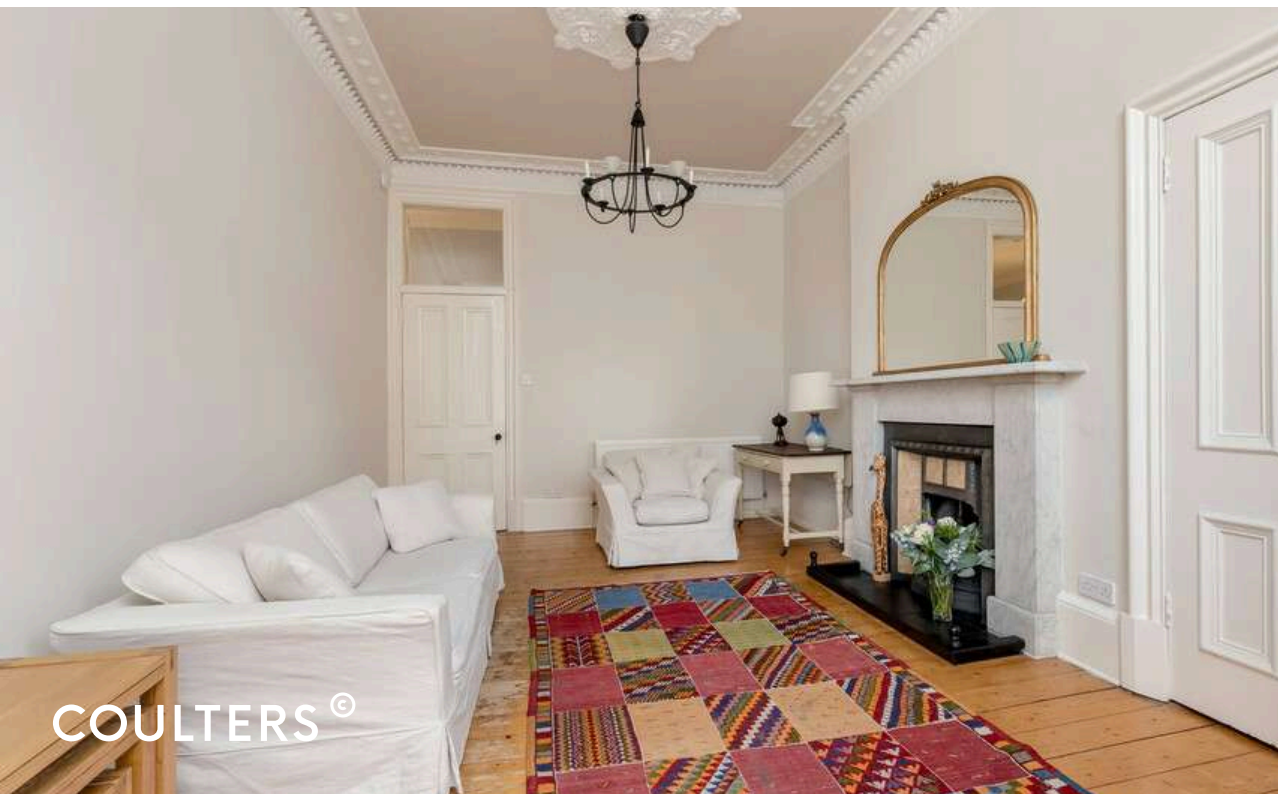


COULTERS[©]

37/1 MONTGOMERY STREET

HILLSIDE, EDINBURGH, EH7 5JX

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

37/1 Montgomery Street is a beautifully presented, bright and engaging first floor flat, forming part of a traditional tenement flat, located in the popular area of Hillside, just a short walk from the city centre. This charming home offers spacious, attractive rooms with elegant period features including original cornices and gorgeous mantelpieces. The floors have been stripped, sanded and varnished to show the natural beauty of the wood. The south facing bay windowed sitting room has an open outlook towards Windsor Street and is filled with light, whilst the solid marble mantelpiece creates a delightful focal point in the room.

KEY FEATURES



Bright and engaging first floor tenement flat.



Two generous double bedrooms.



Shared rear garden.



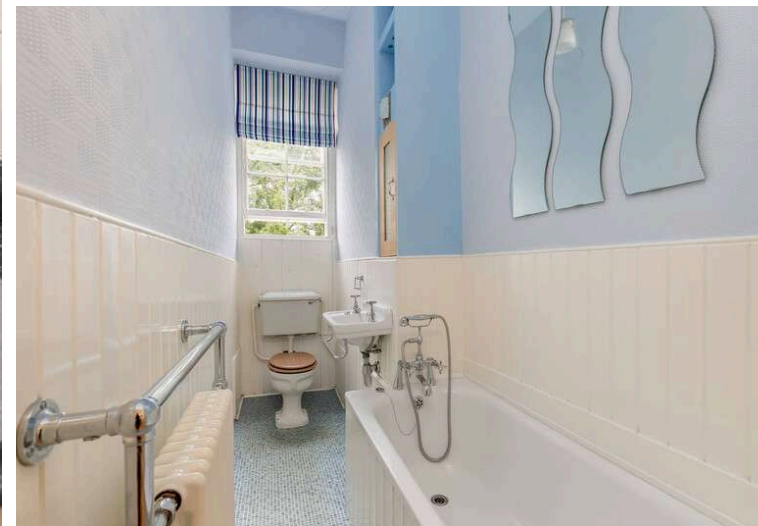
On-street residents parking.



Situated in the popular area of Hillside.



Excellent local amenities nearby and a short walk to the city centre.



The kitchen is fitted with wall and base mounted cabinetry with integrated appliances which comprise; gas hob, electric oven and a fridge/freezer. There are two spacious double bedrooms (one with a walk-in dressing cupboard), both situated to the rear of the property. The bathroom has a bath, wash hand basin and WC, but there is also a convenient separate shower room. A practical utility cupboard (housing the washing machine) and a walk-in cupboard in the hall with shelving provides handy storage space, as well as housing the gas metre completes the accommodation. Heating and hot water is provided by the combi boiler.

Externally there is a shared garden to the rear of the building. Resident's permit holder parking and metered parking is available on the street outside.





THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter. There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and neighbouring Holyrood Park are close by.

The tram line is close by, providing swift access to the west of City and the airport and a wide variety of buses run along London Road and Leith Walk.

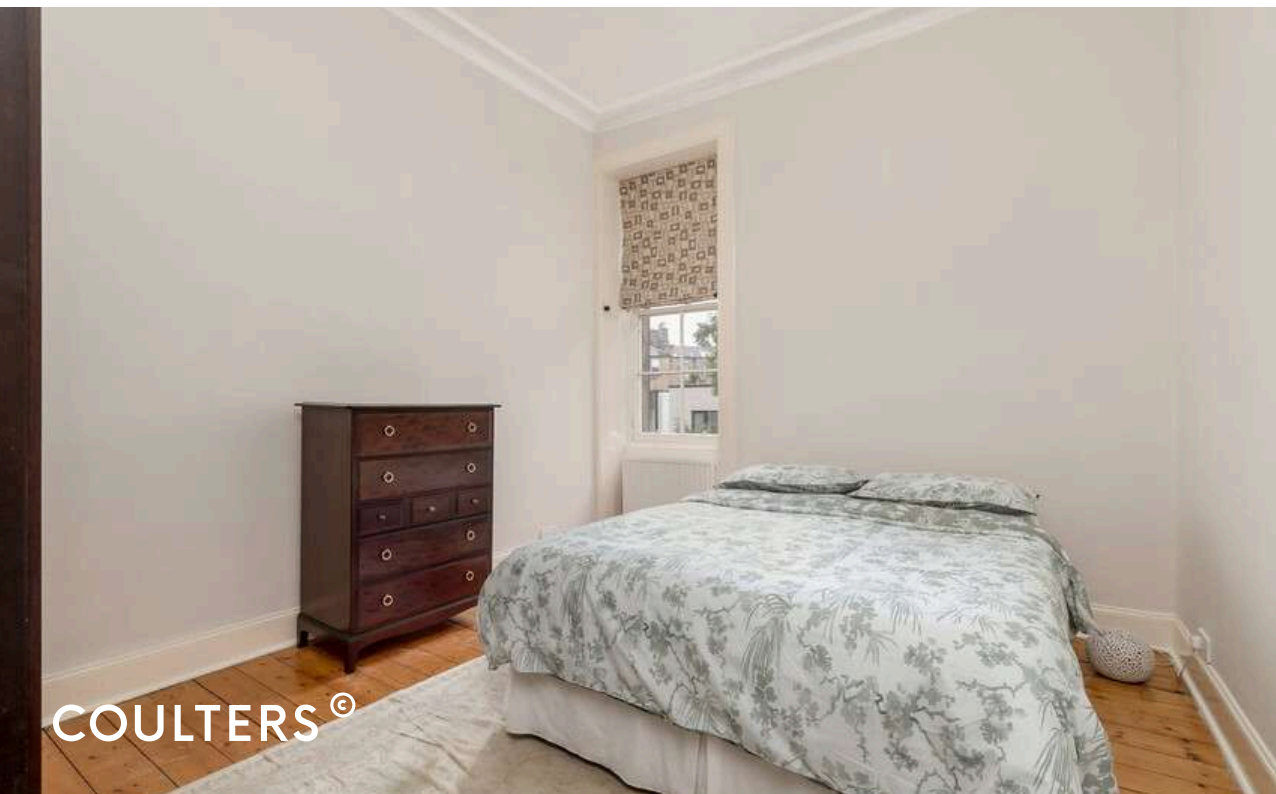
The area is well served by a huge selection of fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone.

For shopping requirements, there is the infamous Valvona & Crolla on Elm Row, a Scotmid on Easter Road and a Tesco on Leith Walk.

EXTRAS

All blinds, light fittings and fitted floor coverings are included in the sale along with the oven, gas hob, fridge/freezer & washing machine.

The mantle mirror in the sitting room is not included in the sale. Some additional items may be available by separate negotiation.

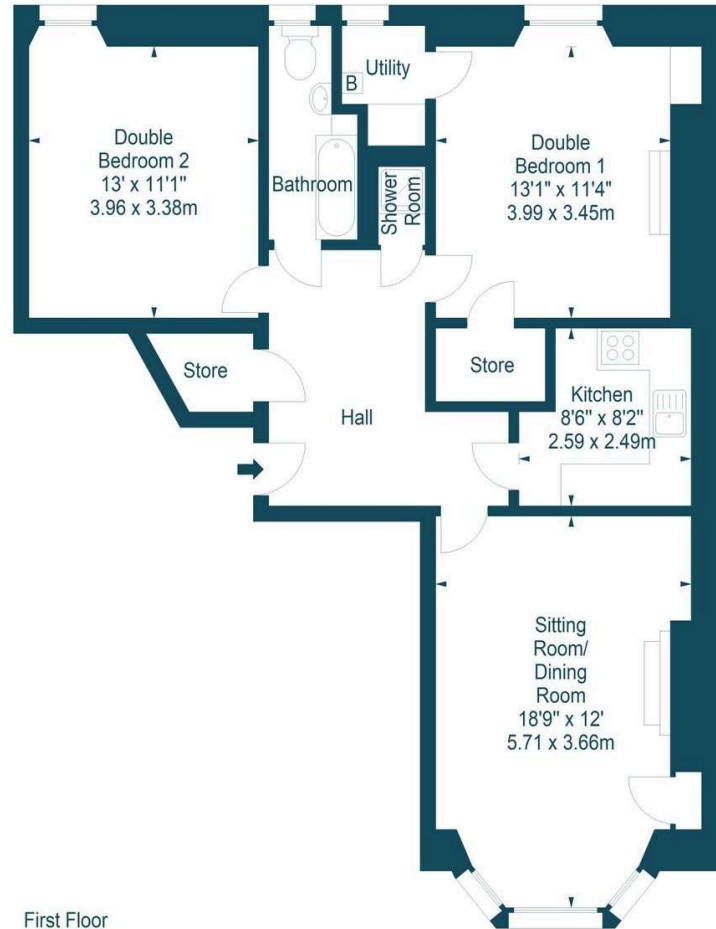




Montgomery Street,
Edinburgh,
Midlothian, EH7 5JX



Approx. Gross Internal Area
849 Sq Ft - 78.87 Sq M
For identification only. Not to scale.
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 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.