

COULTERS<sup>®</sup>

# 170/3 MONTGOMERY STREET

HILLSIDE, EDINBURGH, EH7 5FE

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Well presented and generous accommodation with an attractive layout and light decoration throughout, the well planned kitchen and modern bathroom add to the appeal of this bright flat.

There is a well kept mature shared garden to the rear and zoned residents parking.

The property benefits from double glazing and gas central heating.



## KEY FEATURES



Period first floor flat with appealing layout



Well maintained shared rear garden



A short walk to tram stop and St James Quarter



EPC Rating - C



Two double bedrooms, one with ensuite shower



Zoned residents parking

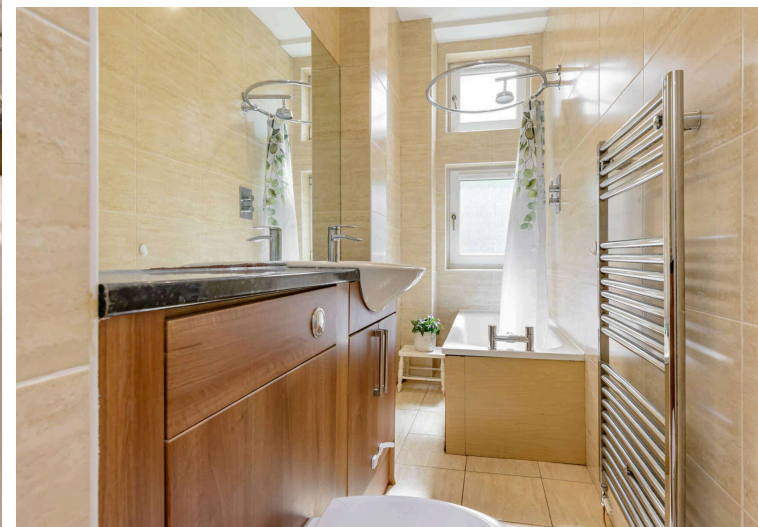


Excellent local amenities close by



Council Tax Band - C





The accommodation, which is accessed from a secure communal staircase, provides a generous and welcoming hallway; sitting room with fireplace providing an attractive focal point; the internal kitchen benefits from excellent storage and fitted appliances; stylish contemporary bathroom with shower over; double bedroom 1 with the added benefit of an ensuite shower; double bedroom 2 and modern bathroom with a shower over.

The chimney stacks are currently being repaired. This has been agreed and fully funded by each of the owners within the stair who are responsible for joint repairs. There is good cooperation between owners and these issues are generally addressed promptly. All payment shares have been received and held within a shared maintenance account

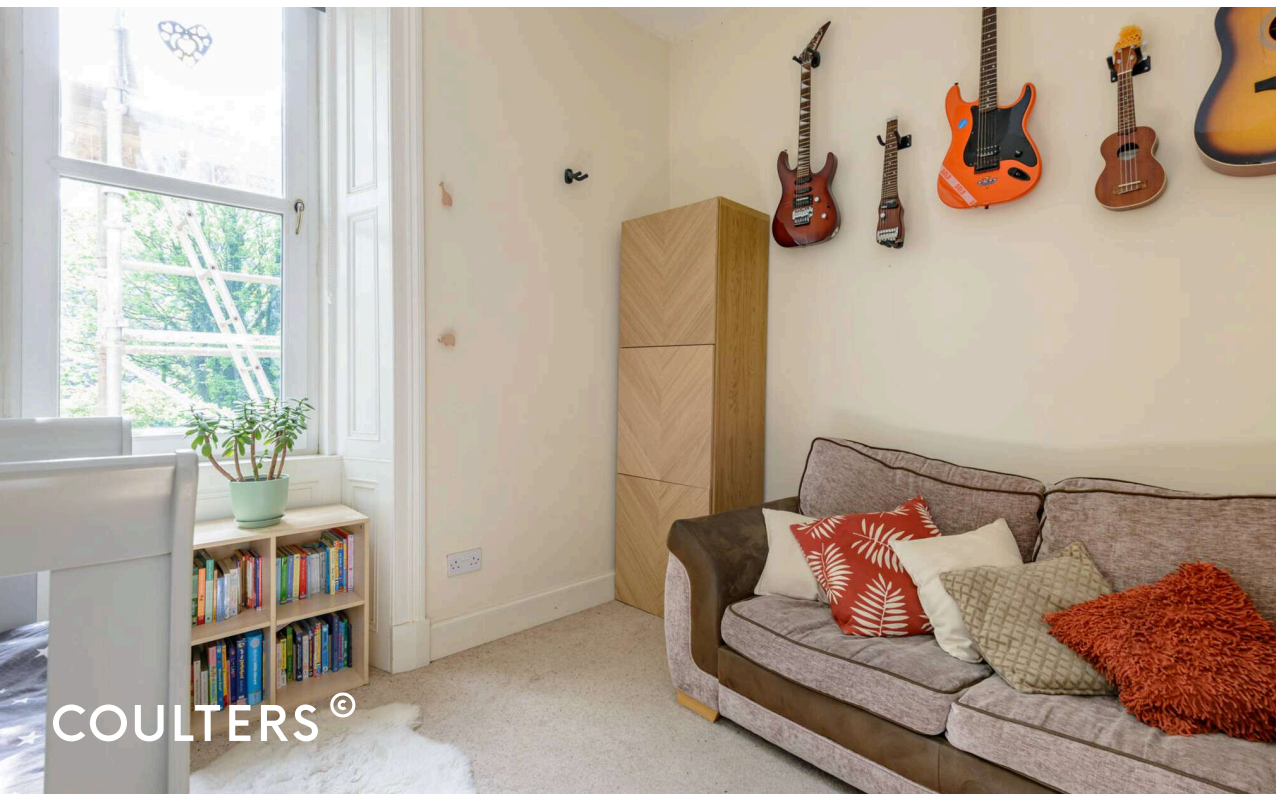




## THE LOCAL AREA

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 beautiful and recently updated local park on Montgomery Street, the UNESCO world heritage site starting at nearby London Road Gardens, and the stunning 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

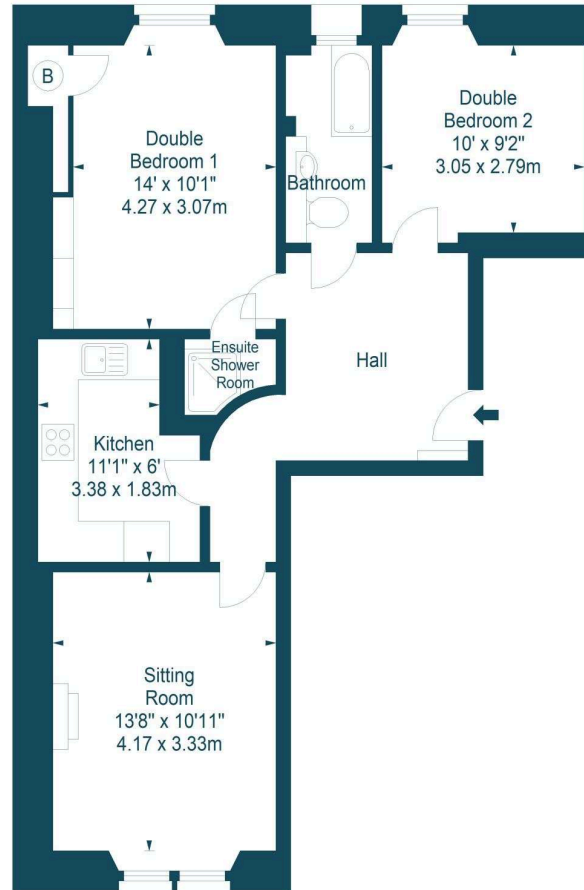
All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The fitted shelving in the sitting room is specifically excluded from the sale.



Montgomery Street,  
Edinburgh,  
Midlothian, EH7 5FE



Approx. Gross Internal Area  
711 Sq Ft - 66.05 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor

## GET IN TOUCH



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## 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.