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Offers Over

£350,000

43/4 Montgomery Street

Hillside | Edinburgh | EH7 5JX

Forming part of a handsome Victorian tenement in the sought after Hillside area, this well presented two bedroom, second floor flat offers a wonderful blend of traditional charm and contemporary living. Enjoying a peaceful setting within easy reach of the city centre, the property is ideally placed for access to a fantastic range of amenities, green spaces and excellent transport links.

-  2 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - C



Description

You enter a welcoming hallway with two useful cupboards, one of which is plumbed for a washing machine. To the right is the elegant bay windowed lounge, featuring a beautiful cornice and ceiling rose, Edinburgh press and decorative fireplace, creating an attractive focal point. The modern kitchen is fitted with a range of wall and base units, complemented by co-ordinated worktops and subway style splashback tiling. There are two generous double bedrooms, with the principal bedroom benefitting from built-in storage and the added convenience of an en-suite WC. Completing the accommodation is a stylish shower room with a rainfall shower and heated towel rail. Further features include gas central heating, double glazing and a secure entryphone system.



Extras

Included in the sale will be the gas hob and electric oven, fridge/freezer and washing machine.

Gardens & Parking

There is a communal garden to the rear of the property and there is permit/meter parking outside and on the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





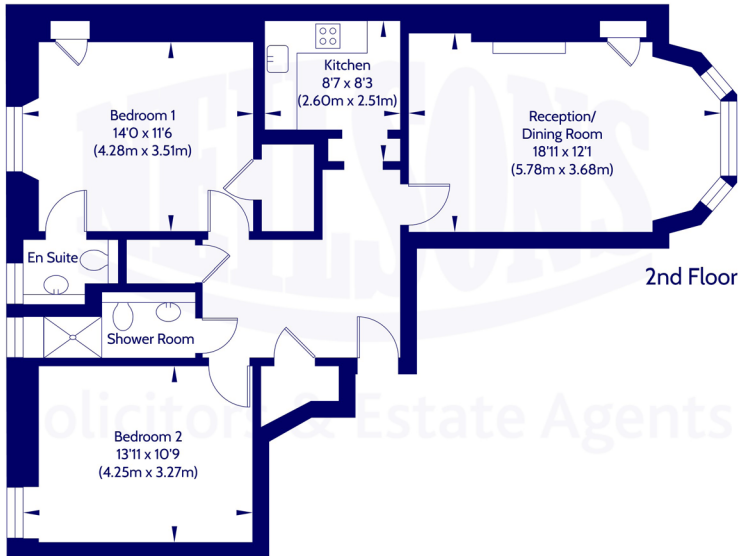
Location

Montgomery Street forms part of the cosmopolitan Hillside district of Edinburgh which enjoys a fantastic central location close to the city centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity and Princes Street, George Street and St James Quarter are within comfortable walking distance. Frequent bus and tram services provide links to many parts of the city and Waverley railway station is close at hand. For those travelling further afield, the City Bypass is also easily accessible providing links to central Scotland's main motorway network. There is an abundance of entertainment opportunities nearby, including The Playhouse and the Omni Centre which houses a multiscreen cinema, a Nuffield Health Fitness & Wellbeing Gym and a choice of restaurants.





Approx. Gross Internal Floor Area 76.95 Sq M / 828 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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