










Offers Over
£320,000

43/3 Montgomery Street

Hillside | Edinburgh | EH7 5JX

Superb opportunity to acquire this impressive and beautifully presented one-bedroom first floor flat forming part of a handsome traditional tenement within walking distance of the city centre in the highly desirable Hillside district. With fantastic amenities, green spaces, and transport links close at hand, the property will suit a variety of purchasers including professionals and those seeking the convenience of central city living.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

An inviting entrance hallway provides access to two good-sized storage cupboards. The spacious bay-fronted lounge is a lovely focal point of the home, featuring traditional cornicing, an elegant ceiling rose, a shelved Edinburgh press cupboard, and an open fireplace which adds to the character of the room. The gorgeous kitchen/diner offers both style and practicality, fitted with a range of integrated white goods and finished with striking dark blue units complemented by contrasting white stone worktops. A breakfast bar provides space for casual dining while there is also room for a dining table and chairs. A further Edinburgh press cupboard offers additional storage. The bedroom is a generous double room quietly positioned to the rear of the property. It features a decorative fireplace and provides ample space for freestanding furniture. The stylish bathroom is fitted with a rainfall shower over the bath, a partially tiled surround, and a heated towel rail. Twin windows allow for excellent natural light. Completing the internal layout is a useful box room, currently utilised as a dressing room and fitted with wardrobes, though it could also serve well as a home office or additional storage space.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, residents have access to a well-kept shared rear garden. For the car owner, on-street permit and metered parking is available on Montgomery Street and within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, extractor hood, fridge-freezer, washing machine, and dishwasher, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

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 less than a mile from the City Centre. There are a selection of popular bars, restaurants and specialist shops in the immediate vicinity and both Princes and George Street 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 an excellent choice of restaurants.





Approx. Gross Internal Floor Area 78 Sq M / 841 Sq Ft.

1st Floor



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.



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