

OFFERS OVER £340,000

83 Montgomery Street  
Edinburgh, EH7 5HZ

drummondmiller  
Solicitors & Estate Agents



- Spacious two-bedroom main door flat in the sought-after Hillside area
- Generously sized master bedroom with decorative corning
- Sunny private front garden
- Family-sized bathroom with a 3-piece suit
- Excellent opportunity for modernisation and development
- Prime central location within walking distance of Princes Street, St James Quarter, and Waverley Station
- Shared tenement garden to the rear
- EPC D

### Description

Drummond Miller is delighted to present this spacious two-bedroom main door flat in the highly sought-after Hillside area. Requiring some modernisation, the property offers an excellent development opportunity.

The accommodation comprises a welcoming entrance hallway with a large storage cupboard, a generous bay-windowed principal bedroom featuring ornate corning and a substantial adjoining cupboard ideal as a walk-in wardrobe, and a second smaller bedroom to the front of the property.

To the rear, the generously sized living room provides access to the kitchen. A large family bathroom with a three-piece suite completes the accommodation.

Traditional features and well-proportioned rooms add to the appeal of this charming home.





### Central Heating and double glazing

There are double-glazed windows throughout and gas central heating.

### Garden and parking

The property benefits from a private front garden and access to a shared tenement rear garden.

Residents' permit parking is available via application.

### Location

Hillside is a highly desirable residential area bordering Edinburgh's historic New Town, offering an excellent balance of city living and green open spaces. Less than a ten-minute walk from Princes Street, the property enjoys a prime central location with superb access to a wide range of amenities.

The nearby city centre offers an array of designer shops, restaurants, cafés, theatres, cinemas, galleries, and museums. St James Quarter and the Omni Centre are both within easy walking distance, providing additional shopping, leisure, fitness, and dining options.

Holyrood Park and Arthur's Seat are close by, along with the Scottish Parliament and Holyrood Palace. Edinburgh Waverley Station and the tram stop at York Place are also nearby, offering excellent transport links across the city and direct access to Edinburgh Airport.

### Council Tax and EPC

Council Tax band C and has a D-rated Energy Performance Certificate.

### Home Report

The property has been valued at £350,000 and a link to the Home Report is available from the ESPC website.

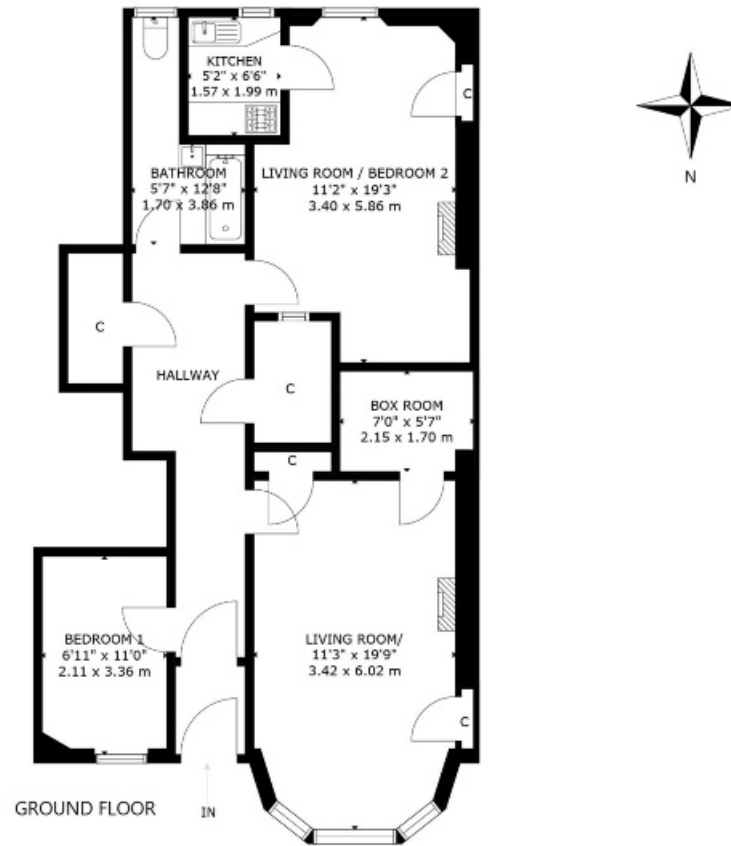
### Viewing

By appointment only, telephone 0131 229 3399.

### Extras

All curtains, pelmets, blinds, light fittings and white goods are included in the sale price.





GROUND FLOOR

83 MONTGOMERY STREET, EDINBURGH, EH7 5HZ  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 869 SQ FT / 81 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing  
[www.nest-marketing.co.uk](http://www.nest-marketing.co.uk)

**drummondmiller**  
 Solicitors & Estate Agents



Local People. Local Offices.

Call us on **0131 229 3399** or  
 email [property@drummondmiller.co.uk](mailto:property@drummondmiller.co.uk)  
[drummondmiller.co.uk](http://drummondmiller.co.uk)

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

