

37 (flat 6) Montgomery Street, Hillside, Edinburgh, EH7 5JX



37 (flat 6) Montgomery Street | Hillside | EH7 5JX

Description

Particularly appealing two bedroom dual-facing second floor flat forming part of traditional tenement building and boasting west-facing views to Calton Hill. Situated in a highly regarded residential area the property commands an excellent prime setting boasting an eclectic array of independent shops, pubs, cafes, and eateries closeby as well fantastic transport links in and around the city. Offering comfortable and easily manageable living space, this attractive home represents an ideal home for an individual, professional couple or students wishing to live close to the city centre but with easy access to open green spaces.

- Central reception hallway
- Bay windowed living room with focal point fireplace
- Kitchen
- Two spacious double bedrooms, one with en-suite
- 3-piece white suite bathroom with shower attachment
- Gas central heating
- Secure entry system
- On street permit parking

Extras

The oven, hob, washing machine, fridge/freezer, box chest and large haberdashery unit in bedroom are included in the sale.

EPC Rating: C

Price and Viewing

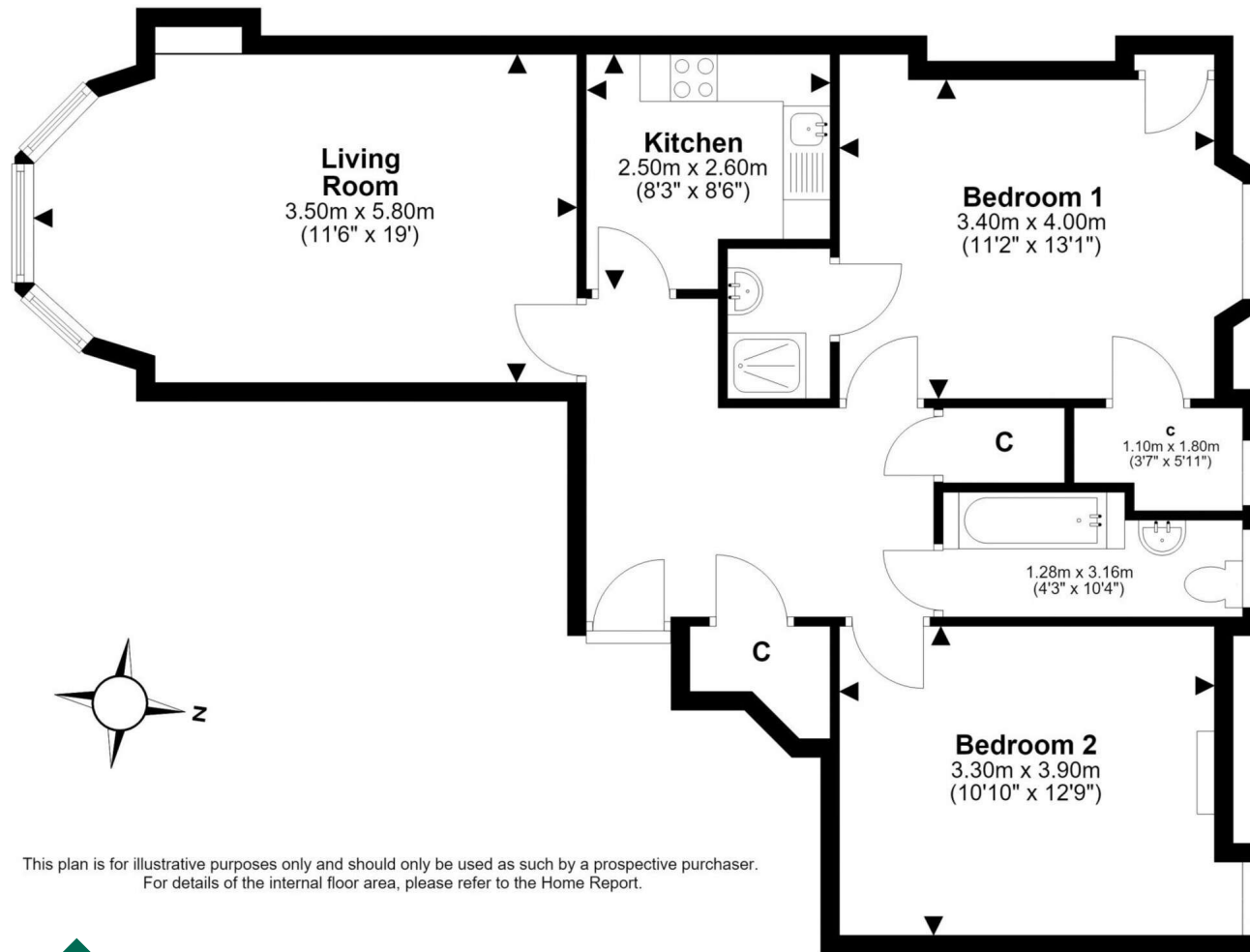
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The vibrant and cosmopolitan area of Hillside in Leith is a hub for socializing and is within a 10-minute walk of the city centre. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Lochend Park, Holyrood Park and Arthur's Seat are all within walking distance. For the fitness enthusiast, Leith Victoria Swim Centre is nearby. It benefits from an excellent public transport system with multiple bus routes servicing the whole city and tram network connecting Leith to the city and to Edinburgh International Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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