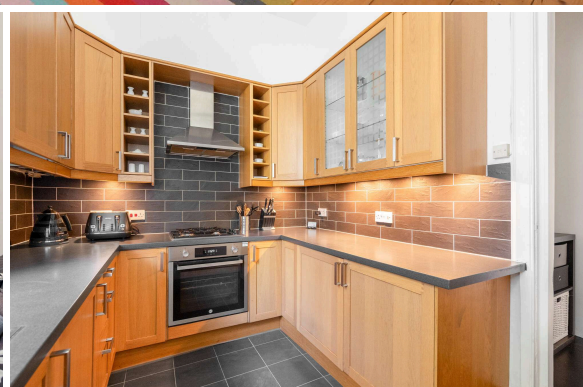
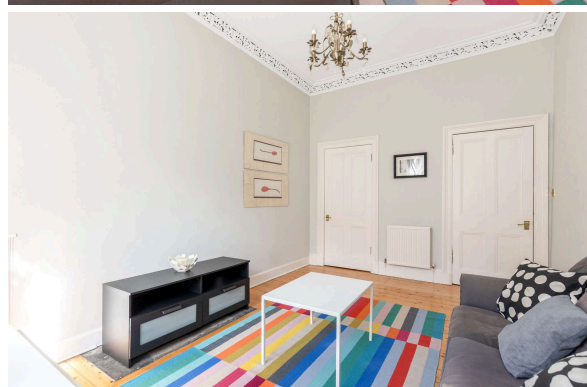




117/3 Montgomery Street
HILLSIDE | EDINBURGH | EH7 5EX


warners
solicitors & estate agents



117/3 Montgomery Street

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Nestled on a quiet tree lined street moments from the city centre, new St James' Quarter, tram stop and vast open green spaces is this immaculately presented first floor apartment. Boasting ornate period features, a well-kept communal garden, ample on street permit parking, gas central heating and double glazing this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with ornate cornicing, generous dining space and box room off, a contemporary kitchen with attractive units, a large rear garden facing double bedroom and the flat is completed by a stylish bathroom with shower over bath.

- Traditional tenement building on sought-after street
- Close to vast open green spaces
- Quick bus and tram links nearby
- Walking distance of the city centre
- Welcoming hallway with good storage
- Bright lounge with ornate cornicing
- Contemporary kitchen
- Large double bedroom
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

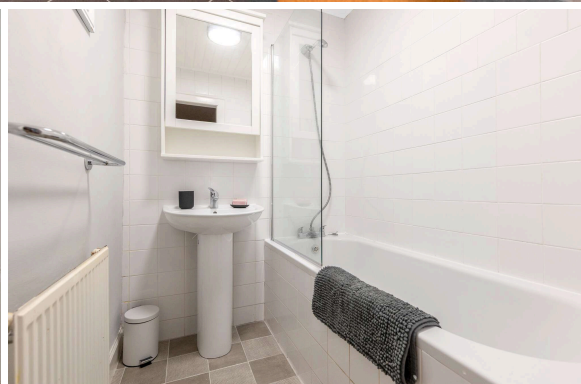
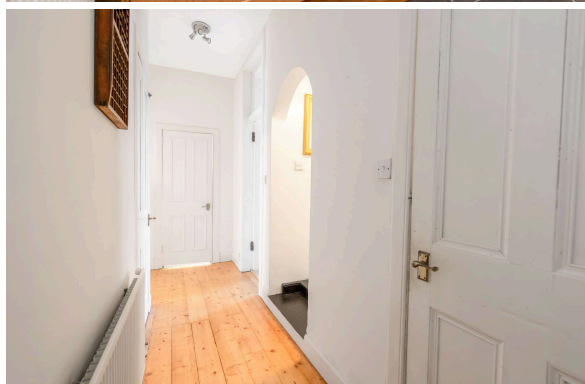
Council Tax B and Energy Rating C

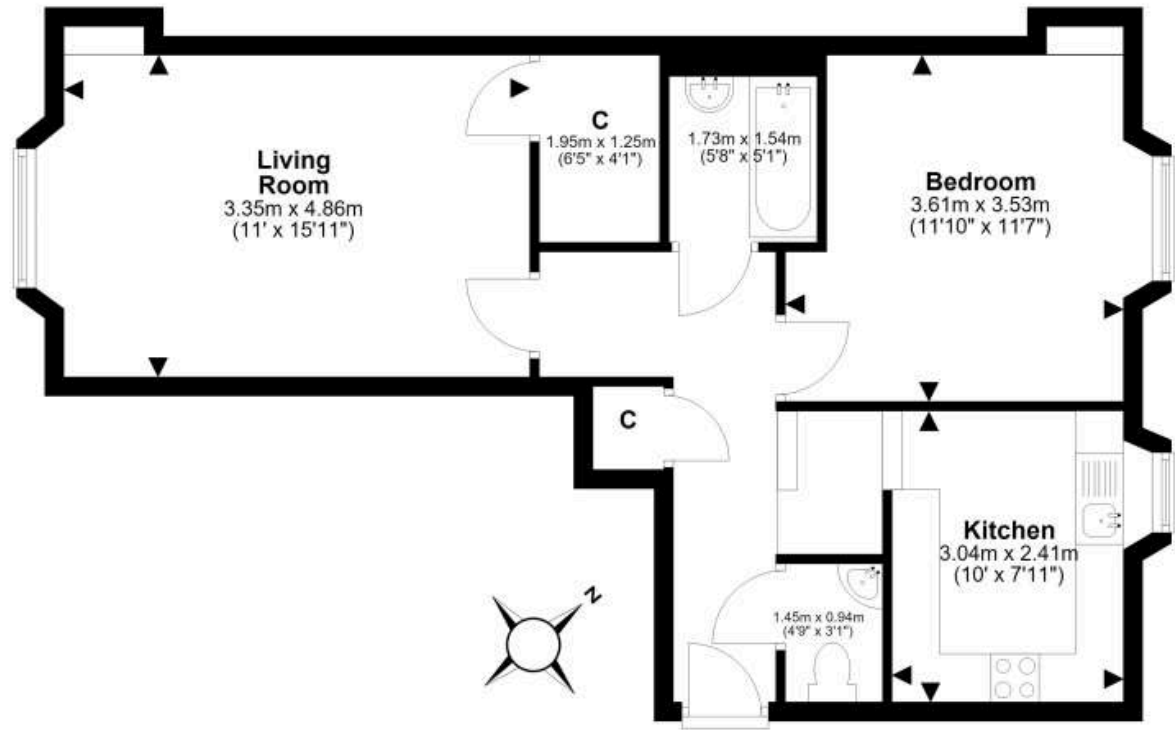
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The sale will include all kitchen and integrated appliances, curtains and blinds. Furniture is not included in the sale but can be negotiated separately.

The subjects are located in the highly regarded Hillside area of Edinburgh, which lies just to the east of the city centre. The property is well positioned to take advantage of a superb range of amenities on Leith Walk, Easter Road and Princes Street, including nearby attractions such as the Omni Centre, the Playhouse Theatre and the Harvey Nichols store, whilst St James Quarter boasts a variety of shops and leisure facilities. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants, in addition to the Ocean Terminal shopping and leisure complex. The flat is also located close to the city's main business core and the Scottish Parliament. An efficient public transport network operates to most parts of the town and surrounding areas, including the new tram extension linking the Airport to Newhaven via nearby Leith Walk. Waverley Railway Station is a comfortable distance away and the city bypass and main motorway networks are also within easy reach.





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.