



117/1, Montgomery Street, Hillside, Edinburgh, EH7 5EX

Two-Bedroom, Triple Aspect, First-Floor Flat

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Property Description

Conveniently situated, two-bedroom, triple aspect first-floor flat, with parkland views, forming part of a traditional stone-built tenement. Located in the vibrant and fashionable Hillside area, just northeast of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, a further flexible bedroom, and a bathroom.

Requiring modernisation, highlights include generous room sizes and tall ceilings, ornate cornice-work, double glazing, and excellent storage provision.

In addition, there is also a secured entry system, a secluded shared garden, and zoned street parking to the front and surrounding streets.

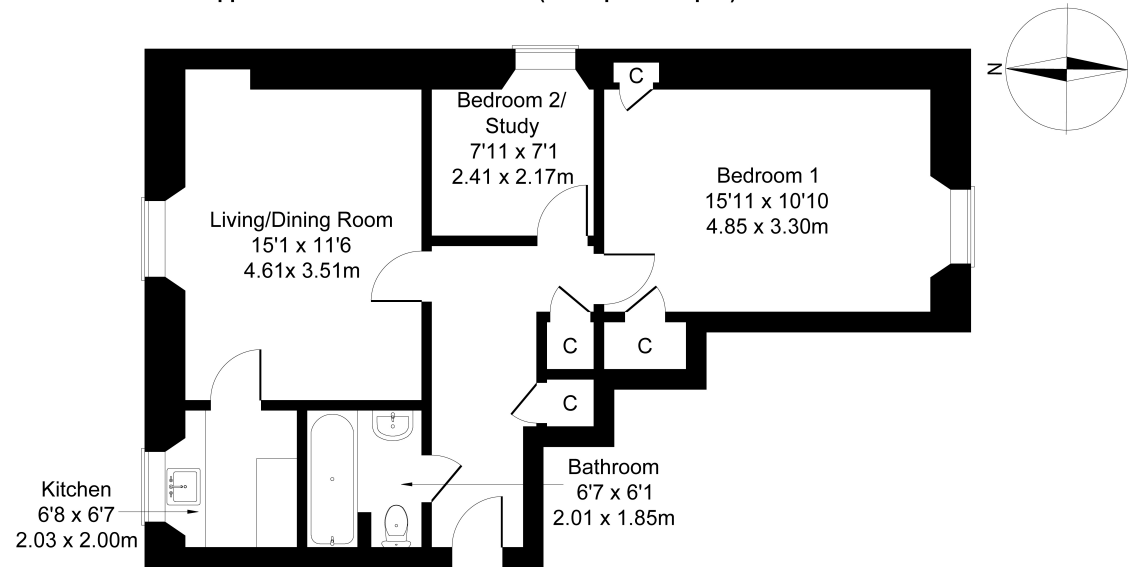
The reception hall gives access throughout, including two built-in stores, and features the entry system handset and space for freestanding furniture. Set to the rear is a good-sized public room, offering space for lounge and dining furniture, with tall ceilings and quiet views over the shared gardens. Set off the lounge, the kitchen offers space for a range of units and also has a window with garden views.

Front facing is a spacious double bedroom including ornate cornice work, a ceiling rose, and a deep store/potential wardrobe. A second flexible bedroom takes advantage of the third aspect with a direct view of Montgomery Street. Completing the accommodation, set internally off the hall, is a good-sized bathroom currently fitted with a three-piece suite.



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Approximate Gross Internal Area: (635 sq ft - 59 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Hillside is a high-amenity area with fine period architecture, lying within walking distance of the city centre's restaurants, shopping facilities and attractions, as well as the Omni Centre with a multi-screen cinema and The Playhouse Theatre. Leith Walk, Elm Row and nearby Broughton Street offer a good range of local shopping facilities, with a cosmopolitan selection of cafés, bars, and restaurants within a short radius. Edinburgh's historic Old Town and New Town are easily accessed, with extensive high-street shopping available on both Princes Street and George Street, as well

as the new St James Quarter. The recently completed state-of-the-art Meadowbank Sports Centre is within walking distance, providing a range of sports facilities; whilst Calton Hill, Holyrood Park and Arthur's Seat are all within close proximity and offer vast open green spaces for walks and recreation. Waverley Train Station is also within walking distance, and frequent bus services operate from London Road and Elm Row; with the new tram extension now operating from Edinburgh Airport to Newhaven.





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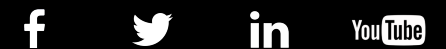
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