



**3f2, 125 Montgomery Street, Edinburgh, EH7 5EP**

Bright & Tastefully Presented, Two-Bedroom, Top-Floor Flat

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# Property Description

Bright and tastefully presented, south-facing, two-bedroom, top-floor flat, forming part of a period traditional stone tenement. Located in a quiet street in Edinburgh's Hillside area, northeast of the city centre.

Comprises an entrance hallway, an open plan lounge and dining/kitchen, two double bedrooms, and a bathroom.

Highlights include tall ceilings, period cornice work, generous room sizes, and a fitted kitchen and bathroom. Additional features include gas central heating, sash and case windows, and a secured entry system.

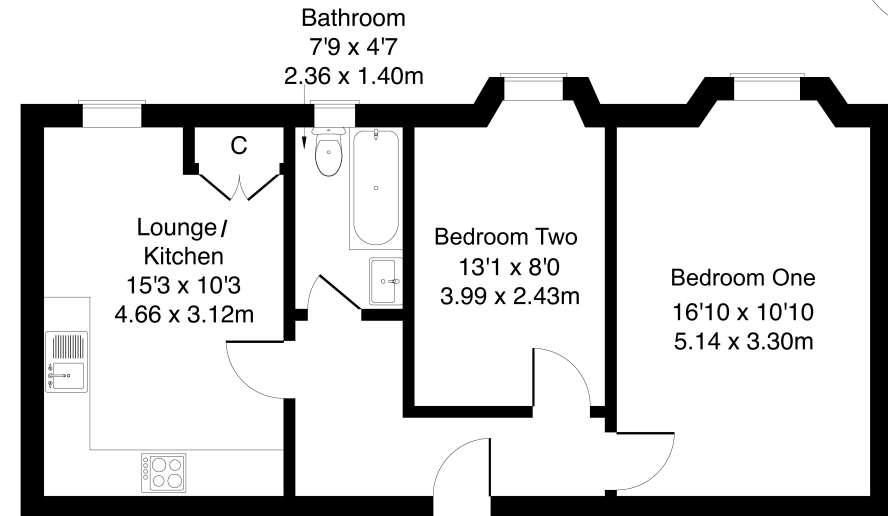
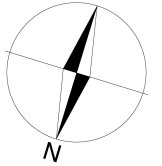
Conveniently placed with good transport links and plenty of amenities, the property also offers residential permit parking.

This attractive flat offers an excellent opportunity for first-time buyers, professionals, or buy-to-let investors seeking a stylish home in a quiet yet central Edinburgh location.

The accommodation opens with a spacious entrance hallway providing access to all rooms. A well-proportioned living room and dining/kitchen includes space for lounge and dining furniture, a built-in cupboard, and a range of fitted units with worktops, a sink with drainer, an integrated oven and hob, and a freestanding fridge/freezer and washing machine—ideal for modern living.

A generously sized main bedroom is bathed in sunlight thanks to twin south-facing windows and features elegant period corning, soft neutral décor, and cosy carpeted flooring. A further, bright and airy double bedroom also benefits from tasteful neutral tones, comfortable carpeting, and ample space for freestanding furniture. Completing the home is a neatly appointed bathroom with a three-piece suite, a shower over the bath, tiled splash walls, and a modern ladder-style radiator.

## 3F2, 125 Montgomery Street, Edinburgh Approximate Gross Internal Area: (560 sq ft - 52 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 desirable neighbourhood known for elegant period architecture and excellent amenities, all within easy walking distance of Edinburgh's vibrant city centre. Residents enjoy close proximity to a wealth of attractions, including top restaurants, boutique shopping, and cultural landmarks like the Omni Centre and the Playhouse Theatre. Leith Walk, Elm Row, and Broughton Street offer a great selection of shops, plus a cosmopolitan mix of cafés, bars, and eateries. The area also provides easy access to the historic Old Town and Georgian New Town, with extensive retail along Princes Street, George Street, and the new St James Quarter. Outdoor enthusiasts will enjoy nearby green





spaces, including Calton Hill, Holyrood Park, and Arthur's Seat—ideal for scenic walks and recreation—while the modern Meadowbank Sports Centre, just a short stroll away, offers a wide range of sporting facilities. Transport links are excellent, with Waverley Station within walking distance, frequent buses from London Road and Elm Row, and the new tram extension connecting Edinburgh Airport to Newhaven—making Hillside an ideal base for city living and travel.







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