

ALLINGHAM&CO

traditional values | modern practice

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2F1, 107 Montgomery Street, Hillside, Edinburgh, EH7 5EX
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: C

Location

This 2nd floor tenement flat is situated in the leafy pocket of Hillside, close to the east of Edinburgh's City Centre.

It is ideally positioned to benefit from the shops and amenities of Elm Row, Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found. Award winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.

There is an abundance of entertainment and leisure opportunities nearby, including The Playhouse and the Omni Centre which houses a cinema and a Nuffield Health Fitness & Wellbeing Gym. Meadowbank Sports Centre is also close by and for a taste of the outdoors, the green spaces of Montgomery Street Park, Queen's Park, Calton Hill, Holyrood Palace and Arthurs Seat are only a short distance away.

The area has excellent transport links such as Waverley Train Station, various tram stops and St Andrews Square Bus Station that are within easy walking distance.

Good public and private schooling are also within easy reach.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Large living room featuring a ceiling rose and beautiful cornicing

Bright & spacious kitchen/diner (Howdens kitchen fitted in 2021) with built in oven and hob, & fridge: these items are believed to be in good working order though their condition is not warranted

Quickstep laminate flooring fitted in Kitchen/diner, shower room and hall

Double bedroom

Modern shower room with wash basin

WC

Extra features

Original features

Double glazing

Gas central heating

Communal garden to the rear

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

