



5/4, West Montgomery Place, Edinburgh, EH7 5HA

Beautifully Presented, One-Bedroom, First-Floor Flat

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Property Description

Light and beautifully presented, one-bedroom, first-floor flat, forming part of a traditional stone-built tenement - with leafy, secluded views to the rear. Set on a quiet cul-de-sac in the desirable Hillside area, moments from Edinburgh centre and the St James' Quarter.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, a box room, a shower room, and a WC.

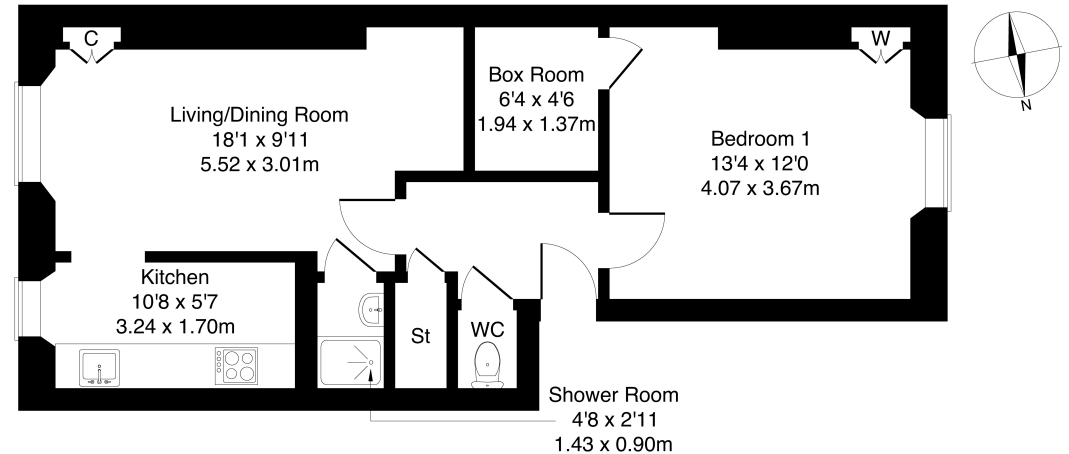
Featuring light neutral decor throughout, tall ceilings, generous room sizes, a fitted kitchen with appliances, and stylish bathrooms. In addition, there is modern electric heating, double glazing, period cornicework, feature fireplaces, and a walk-in hall store.

There is a secure entry system, a shared garden to the rear and zoned parking to the front and surrounding streets.

An entrance welcomes you into the property, with the hallway providing access throughout and creating a seamless and functional living space. Leading into the living room, the space is finished with light and tasteful décor, complemented by contemporary flooring and further features. Set just off the living room, the kitchen is finished with granite-effect countertops and a stylish splashback, along with a stainless-steel sink with drainer, integrated oven and gas hob with canopy above, washing machine and fridge/freezer.

The bedroom has been finished with matching flooring that flows seamlessly from the hallway, while large windows allow the space to benefit from plenty of natural light throughout. Just off the bedroom is a convenient box room, providing additional flexible space suitable for extra storage or similar uses. The hallway further benefits from a useful storage cupboard as well as a convenient WC. Completing the property is the shower room, which features a two-piece suite including a separate shower cubicle.

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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 sought-after residential area known for its elegant period architecture and excellent location within easy walking distance of Edinburgh city centre. The area enjoys close proximity to a wide range of amenities, including the Omni Centre with its multi-screen cinema and The Playhouse Theatre. Local shopping and dining options are plentiful, with Leith Walk, Elm Row and Broughton Street offering an eclectic mix of cafés, bars, restaurants and independent retailers. Residents benefit from convenient access to both the historic Old Town and

the Georgian New Town, with high-street shopping available on Princes Street, George Street, and within the St James Quarter. Outdoor spaces such as Calton Hill, Holyrood Park and Arthur's Seat provide scenic walking routes and panoramic views of the city. The newly redeveloped Meadowbank Sports Centre offers a range of modern fitness facilities, while excellent public transport links include Waverley Station, regular bus services from London Road and Elm Row, and the nearby tram route connecting the area to Edinburgh Airport and Newhaven.





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