



Solicitors & Estate Agents



Offers Over

£215,000

1/1 West Montgomery Place

Hillside | Edinburgh | EH7 5EZ

A fantastic opportunity has arisen to purchase this impressive, truly stunning ground floor flat forming part of a traditional tenement building, well placed in the popular district of Hillside, a short distance from the city centre. The accommodation is presented in move-in condition and would make an ideal purchase for first time buyers, young professionals or buy to let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
WC
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – B



Description

The accommodation, in brief, comprises a secure entry system leading into a welcoming hallway with useful utility cupboard and WC. The spacious and bright reception/ dining room is a particularly attractive feature, retaining charming period details including an Edinburgh press and original cornicing. The contemporary open-plan fitted kitchen is well equipped with integrated appliances, while the well-proportioned principal bedroom benefits from a fully tiled en-suite shower room.

Further benefits include gas central heating and double glazing.



Extras

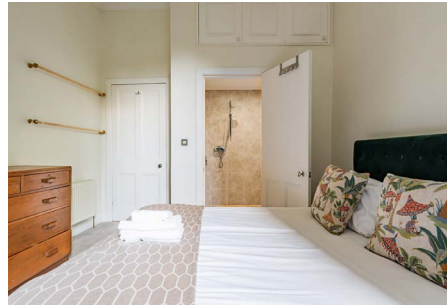
All fitted floor coverings will be included in the sale together with the gas hob, oven, integrated fridge/freezer, integrated dishwasher and washing machine.

Gardens & Parking

To the rear of the property is a leafy communal garden, providing an attractive outdoor space for residents to enjoy. On-street parking is available in the surrounding area by way of residents' permits and metered parking.

Viewing

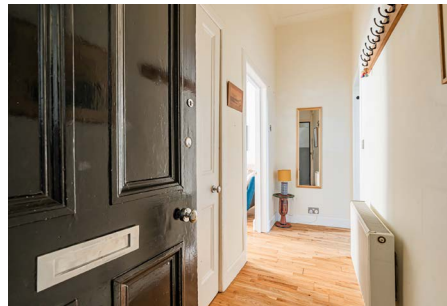
By appointment through Neilsons (0131 625 2222)





Location

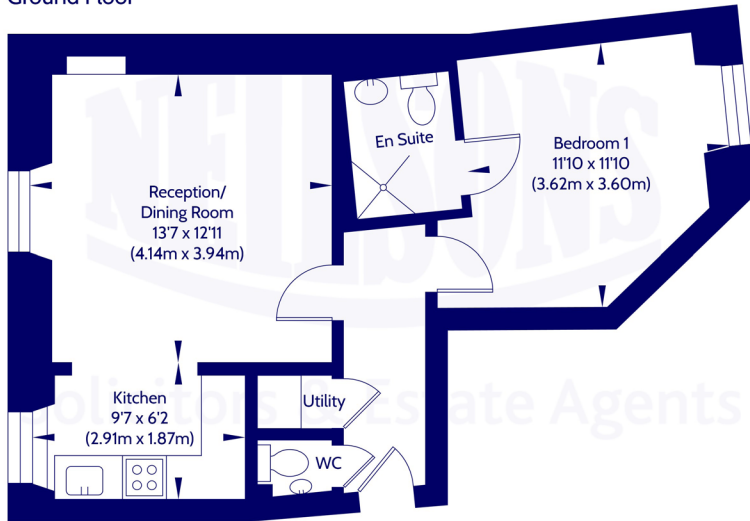
The property enjoys an enviable location within comfortable walking distance of the City Centre in the popular Hillside district of the capital. This thriving area boasts a wealth of local shops and services on the doorstep, and is near to the bustling St James Quarter, with its fabulous selection of high quality retailers and eateries. The convenience of the location is further enhanced by the proximity of Edinburgh's tram extension offering swift access to Edinburgh International Airport, Murrayfield Stadium and the cosmopolitan Shore district of Leith. Highly regarded cafes, bars and restaurants can be found locally including Valvona and Crolla delicatessen and café on Elm Row, an Edinburgh institution. Recreational facilities in the neighbourhood are abound with the Playhouse Theatre, Everyman Cinema and Omni centre with cinema, health club and restaurants all within a short walk.





Approx. Gross Internal Floor Area 44 Sq M / 470 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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