



19/7 Montgomery Street

Hillside, Edinburgh, EH7 5JU



VMH ESTATE AGENTS



Excellent 3rd floor apartment in popular, convenient location

- Bay-windowed sitting room
- Spacious kitchen/dining room
- Well-proportioned double bedroom
- Large bathroom with 3 piece suite
- Versatile box room
- Excellent storage provision
- Popular & convenient location
- On-street permit parking
- Well-maintained communal garden
- Double glazing & gas central heating

Offers Over : £310,000



Freehold

Further information can be found in the home report.

About the Property

Stunning, bright and spacious 3rd floor apartment presented in walk-in condition throughout, forming part of a traditional tenement, close to excellent local amenities, the City Centre and the Leith Walk area.

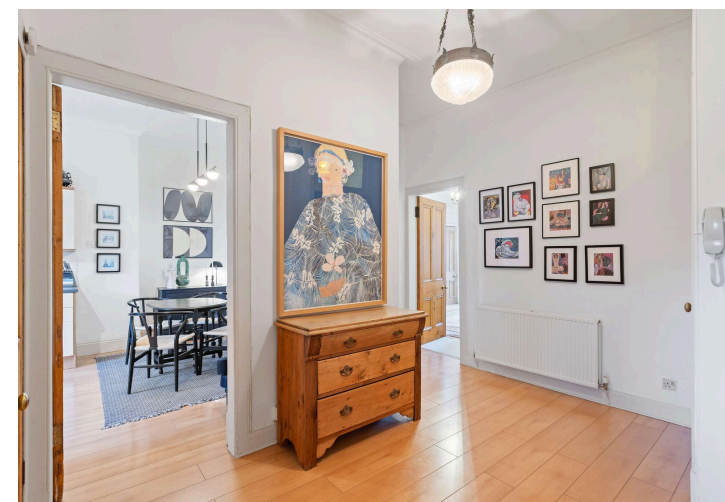
The property is generously proportioned throughout, the bay windowed sitting room is a stunning room and features fine period features such as decorative cornicing. There is a modern kitchen with ample dining space, a spacious double bedroom, a versatile box room, and a modern family bathroom completes the accommodation.

Externally the shared garden is well-maintained and there is on street permit parking available. Key access available to Regent Street gardens, application process applies.

Extras

All fitted floor coverings, blinds, wardrobe and light fittings along with gas hob, oven, extractor hood, integrated fridge/freezer, slimline dishwasher and washing machine are included in the sale.

Bedroom curtains and pendant are not included in sale.





📍 Location

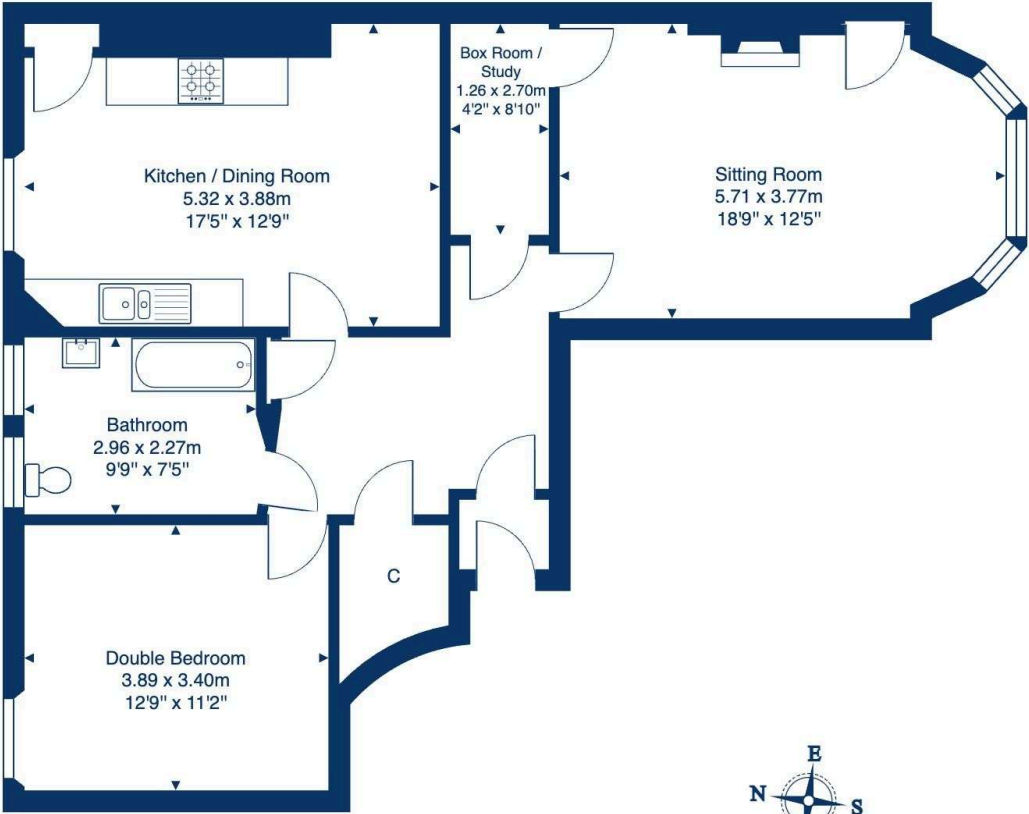
The popular area of Hillside is located a short distance to the east of Edinburgh's city centre making it extremely accessible on foot, bus and by tram. It is ideally located to benefit from the wide variety of local amenities at Leith Walk, Elm Row, Broughton Street, St James Quarter and Princes Street. The Playhouse Theatre and Omni Centre are a short walk away as is Waverley Train Station, York Place Tram Terminus and St Andrews Square Bus Station. For larger shopping requirements, The Meadowbank Retail Park is close by with a Sainsbury's supermarket and other high-street retail outlets. Hillside benefits from excellent road links adjoining the A1 with links across the city and further afield. For local outdoor recreation Holyrood Park is close by, home to Edinburgh's iconic Arthur's Seat and Portobello beach just a short bus ride away. There are also several nearby leisure centres, swimming pools and gyms.





Floor Plan

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Third Floor

Total Area: 80.2 m² ... 864 ft²

All measurements are approximate and for display purposes only.





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