



37A Montgomery Street
LEITH | EDINBURGH | EH7 5JX

warners
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Ideally situated in the popular Hillside area of Edinburgh, this well-maintained one-bedroom basement flat offers an excellent opportunity for first-time buyers and buy-to-let investors alike. Benefiting from its own main door entrance, the property combines practical accommodation with the appeal of a private entrance and access to a well-maintained communal rear garden.

The accommodation comprises a welcoming entrance hallway, a bright and spacious open-plan living room/kitchen providing ample space for both relaxing and dining, a comfortable double bedroom, and a bathroom. A walk-in wardrobe off the hallway provides useful additional storage.

Externally, residents can enjoy access to a well-maintained communal rear garden, offering an attractive outdoor space to relax. On-street permit parking is also available.

Hillside is a convenient and well-established residential location, ideally placed for access to a wide range of local amenities, with Edinburgh city centre and its excellent transport links within easy reach.

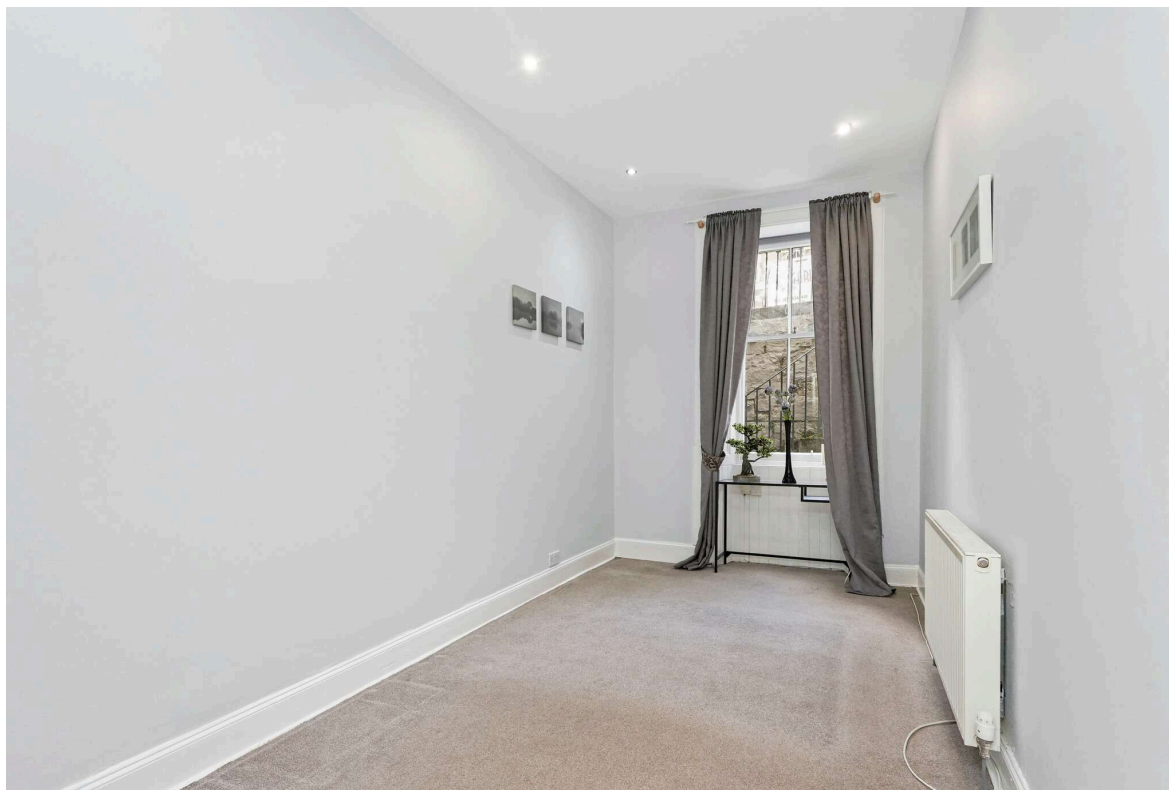
Offering well-proportioned accommodation, a main door entrance and an appealing location, this property represents an ideal first home or an attractive investment opportunity. Early viewing is recommended.

- One-bedroom basement flat in popular Hillside location
- Private main door entrance
- Spacious open-plan living room/kitchen
- Double bedroom with walk-in wardrobe
- Well-maintained communal rear garden
- Ideal first-time purchase or buy-to-let investment

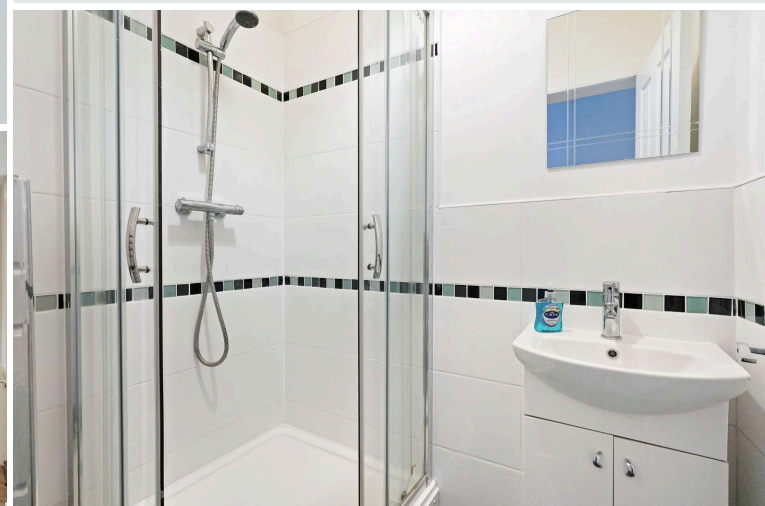
Energy rating C, Council tax band B. There is no factor associated with this property.

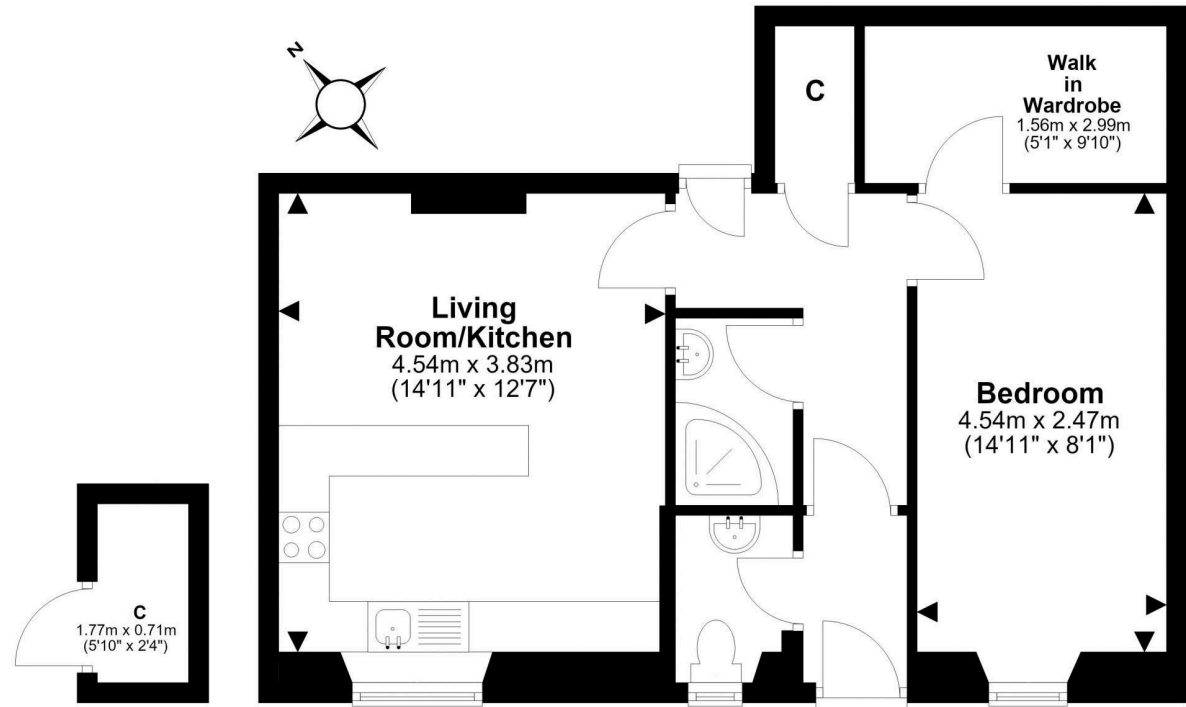
Extras included in this sale will be curtains, blinds, washer/dryer and all other items of furniture.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.