

7/7 West Montgomery Place

EDINBURGH, EH7 5HA



Two-bedroom top floor flat in the highly sought after location of Hillside



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McEwan Fraser Legal is delighted to present this two-bedroom flat in the highly sought-after location of Hillside. The property is presented in walk-in condition and creates the ideal home for those looking to be in on the doorstep of a bustling City Centre, whilst keeping the benefits of a quiet residential street. There is also a secure entryphone system with a magnetic lock opened by a fob reader. As the property is on the third floor, it boasts impressive views across the city.

THE LOUNGE



The property benefits from its East-West standing and as such enjoys natural sunlight throughout the day. The star of the show is the living room, whereby the current owners have created a unique space. This room boasts ample floor space for a full living room suite and even space for that much needed working from home setup.

THE KITCHEN



The newly fitted kitchen has plenty of space to cook up a storm as well as a half dishwasher and a skylight. The appliances are also included in the sale.



As you venture to your left from the front door, you will find the master bedroom, fit with an Edinburgh Press and glorious views across the city skyline. Completing the property is a second bedroom located next to the lounge, and the three-piece bathroom suite, featuring underfloor heating. The property benefits from gas central heating with a newly-installed boiler and double glazing throughout.

THE BATHROOM



BEDROOM 1



BEDROOM 2



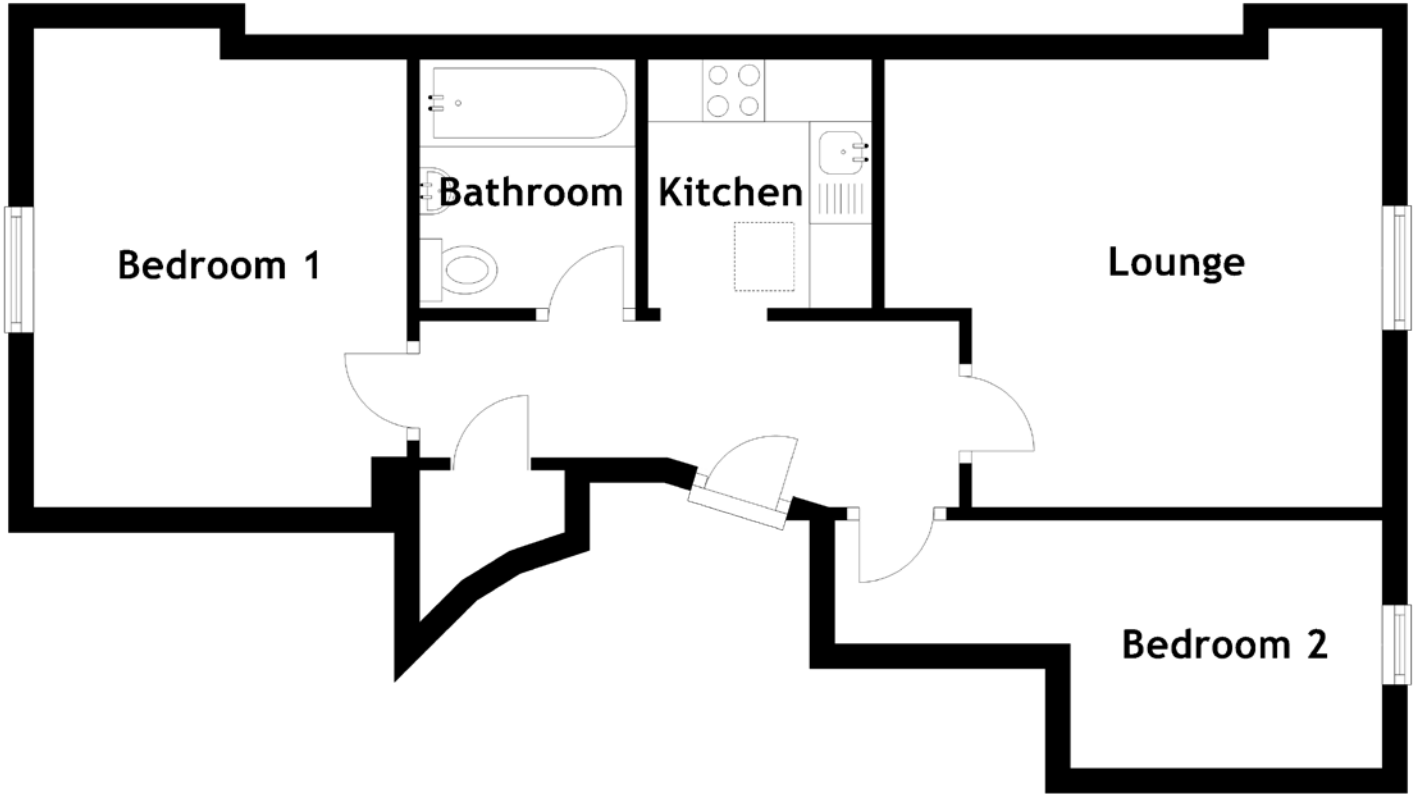
In addition, the property includes a communal garden space for summer nights and ample street parking. This is a rare opportunity to acquire a central flat in a fantastic location.

Early viewing is essential as this will not be on the market for long!

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

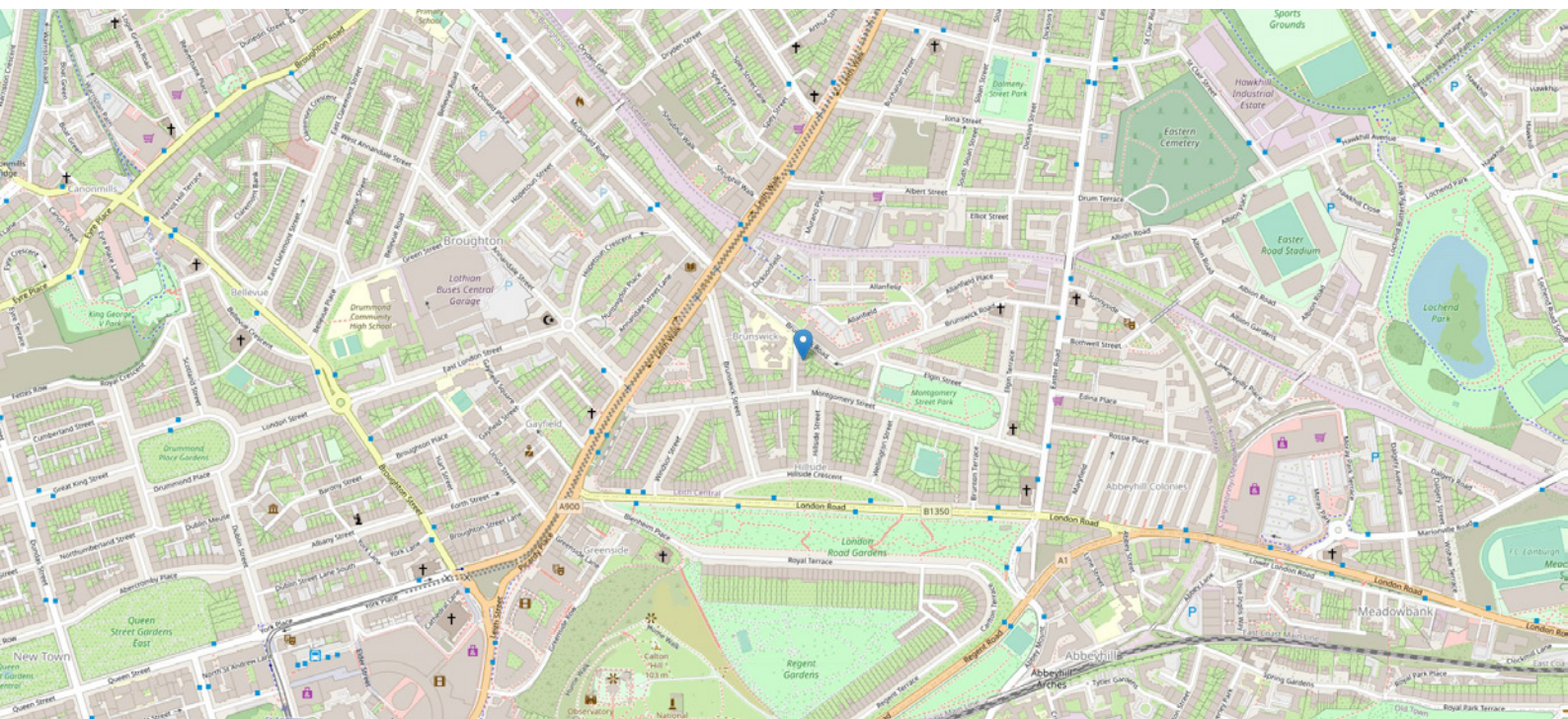


Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.60m (11'10")
Kitchen	2.00m (6'7") x 1.80m (5'11")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	4.40m (14'5") x 1.90m (6'3")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 44m²
EPC Rating: D

Extras (Included in the sale): the curtains, mirrored wardrobes in the bedroom. and the built-in window seat in the bedroom



THE LOCATION

West Montgomery Place is located between Leith Walk and Easter Road on a quiet residential street but close to an excellent range of local amenities and only a 15 minute walk into the city centre. The new tram stop at Mcdonald Road will also be opening soon and is within close proximity to the property. Facilities close to hand include a fine selection of shops, supermarkets, cafes, bars and restaurants.





There is a range of frequent bus services that pass Easter Road, Leith Walk and Abbeyhill providing excellent links throughout the city. Also within walking distance are St James Quarter, Omni Centre, the York Place Tram terminus, Waverley railway station and the added amenities of nearby Leith Walk. The under construction tram extension is also close by and will link the area to the Airport and Newhaven. There are a range of parks within the area providing excellent walking and running routes with Arthur's Seat also accessible on foot.



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