

99/2 Montgomery Street

HILLSIDE, EDINBURGH, EH7 5EY



Generous and well-presented, two-bedroom, ground-floor flat boasting an array of desirable features



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to offer this generous and well-presented, two-bedroom, ground-floor flat to the market. Nestled within the coveted Hillside enclave of Edinburgh, this flat presents an unparalleled opportunity to experience refined urban living at its finest. Situated in close proximity to the vibrant heart of the city, this residence offers a seamless blend of modern comforts and classic period charm. Boasting an array of desirable features including a spacious dining kitchen, private front garden, direct access to a communal rear garden, gas central heating, and double glazing, this property encapsulates the essence of sophisticated city living and must be viewed to be fully appreciated.

THE LIVING ROOM



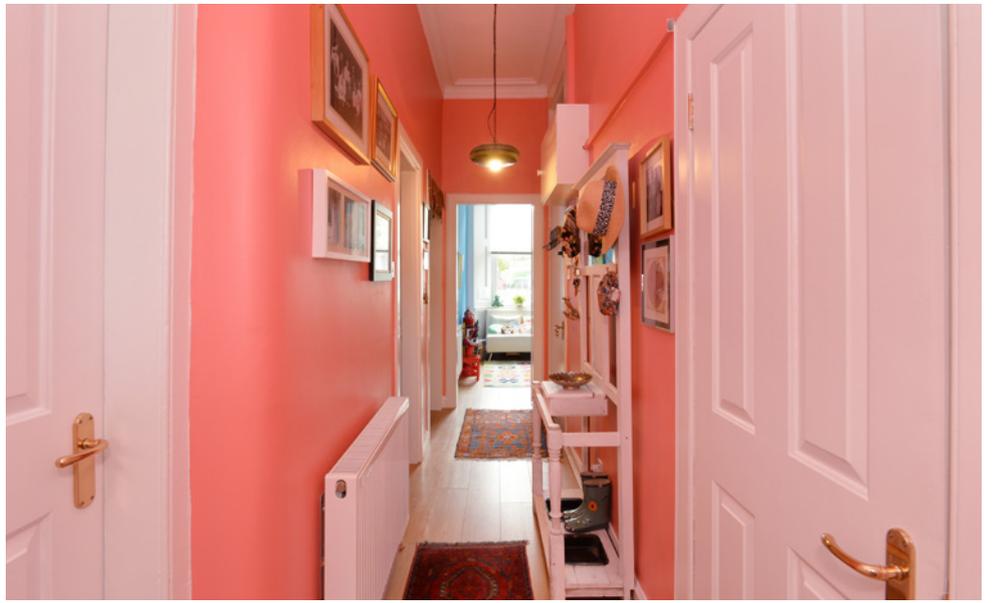
Internal accommodation is focused on a stunning living room that boasts a high ceiling, an ornate cornice, a feature fireplace, and ample space for different furniture arrangements. The space on offer will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The dining kitchen faces the rear of the property and has a door giving direct access to the generous communal rear garden. The kitchen itself is comprised of a good range of base and wall-mounted units set against tiled splashback, topped with wooden work surfaces, as well as a large larder cupboard. The gas hob, oven, extractor hood, and dishwasher are integrated.





Bedroom one is a generous double that overlooks the rear garden. There is an integrated wardrobe and plenty of space for free-standing bedroom furniture. Bedroom two is a further double bedroom that would make an ideal home office if finished with a desk and a sofa bed for guests. Internal accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with a shower over the bath. Ample storage can also be found throughout the property.

THE BATHROOM



BEDROOM 1



BEDROOM 2

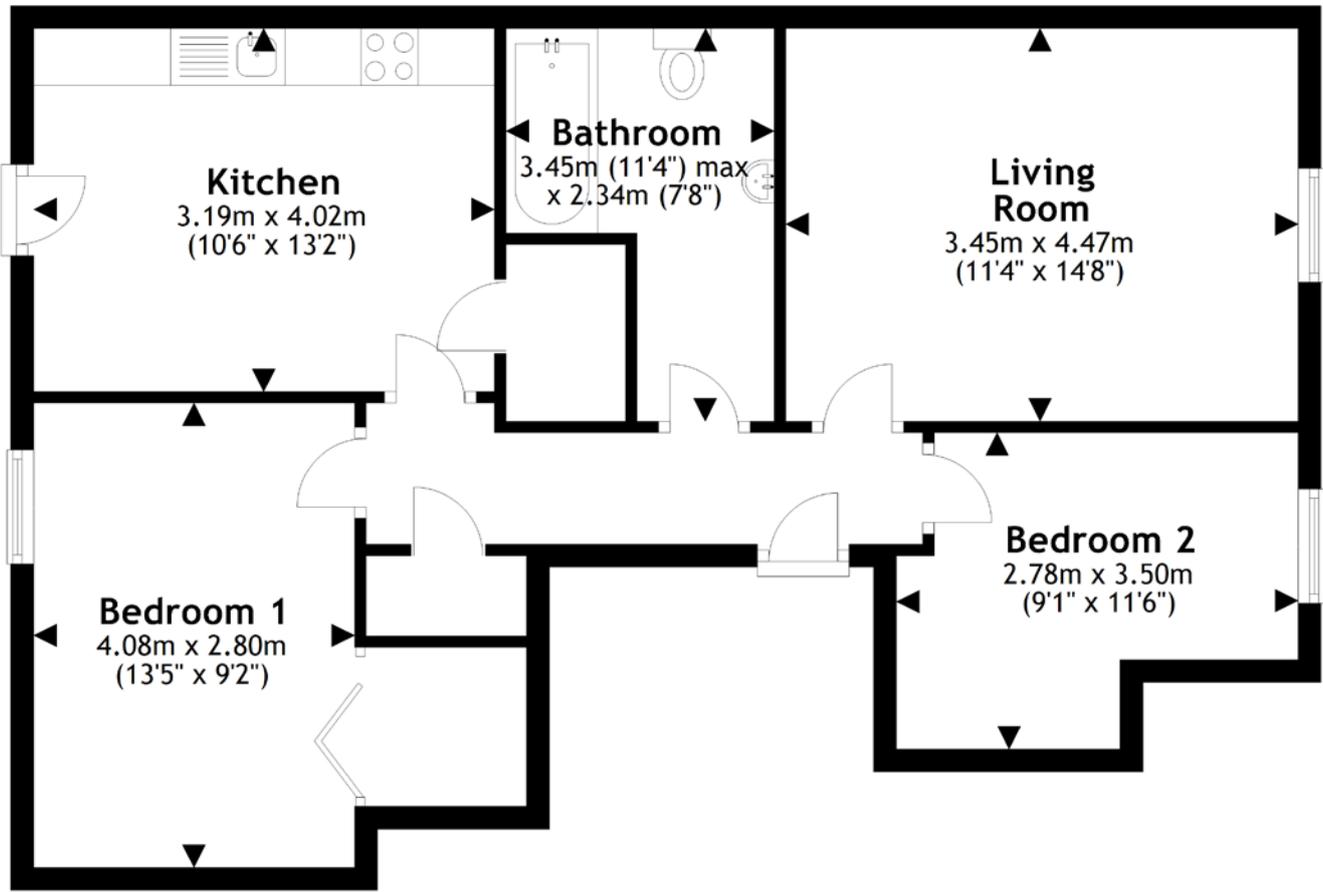


Externally, the property has a pretty private front garden that is enclosed by iron railings and finished with artificial grass. To the rear, you have direct access to a well-maintained communal garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

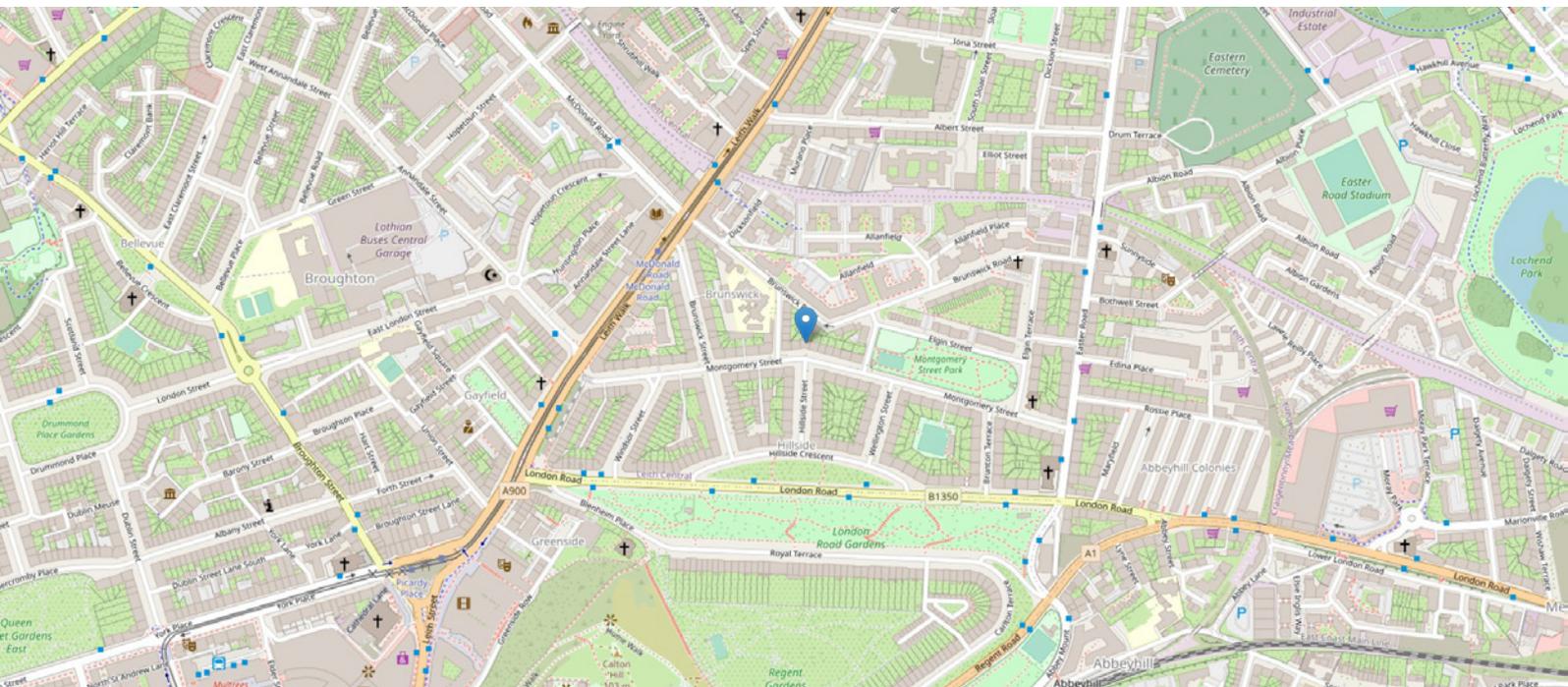


Approximate Dimensions (Taken from the widest point)

Living Room 4.47m (14'8") x 3.45m (11'4")
 Kitchen 4.02m (13'2") x 3.19m (10'6")
 Bathroom 3.45m (11'4") x 2.34m (7'8")

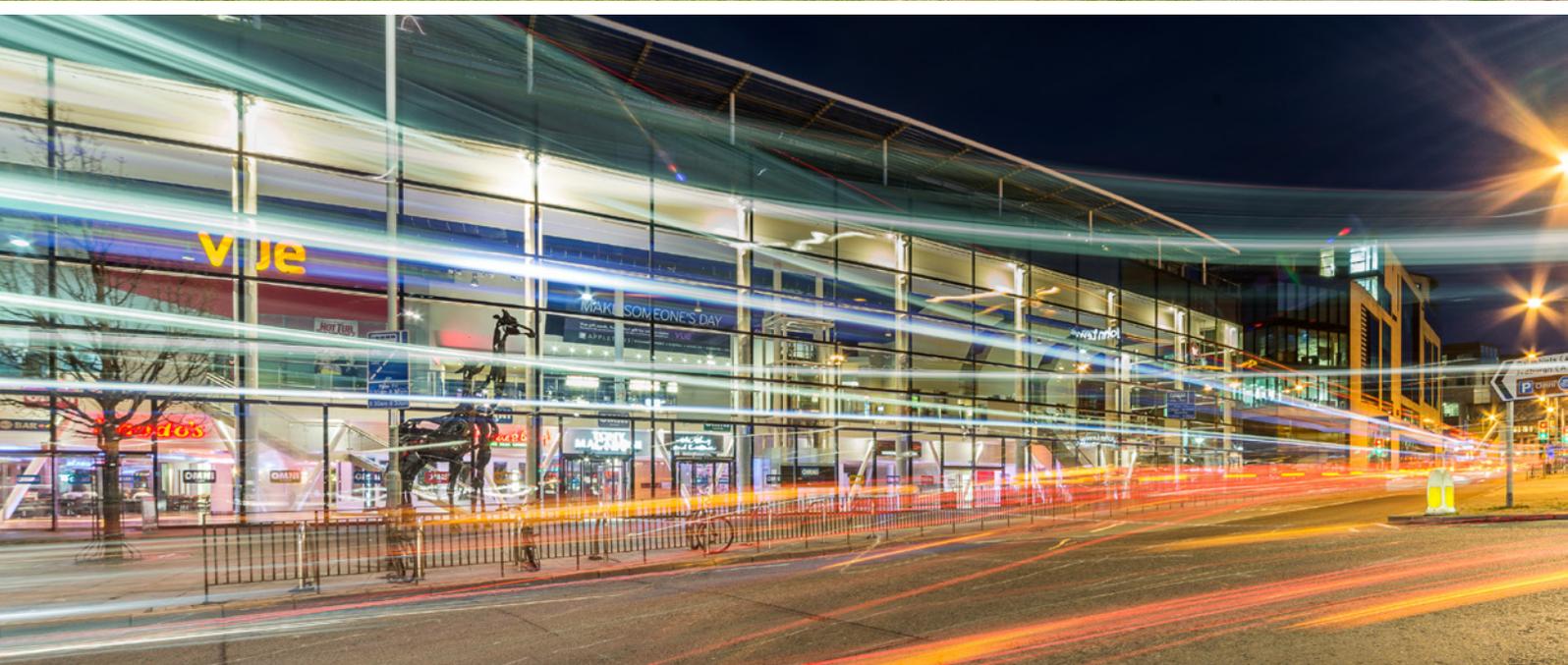
Bedroom 1 4.08m (13'5") x 2.80m (9'2")
 Bedroom 2 3.50m (11'6") x 2.78m (9'1")

Gross internal floor area (m²): 69m²
 EPC Rating: D



THE LOCATION

The subjects are located in the popular Hillside area of Edinburgh, which lies conveniently close to the city centre. The property is well positioned to take advantage of a superb range of amenities on Princes Street, including nearby attractions such as the new St James Quarter, Omni Centre, the Playhouse Theatre and the Harvey Nichols store.





An efficient public transport network including a tram stop moments away operates to most parts of the town. The city bypass and main motorway networks are also within easy reach. The fashionable Shore area of Leith is also easily accessible and home to a choice of bars and restaurants in addition to the Ocean Terminal shopping and leisure complex.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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