

56/2 Montgomery Street

EDINBURGH, EH7 5JA



*BEAUTIFULLY PRESENTED ONE BEDROOM FLAT IN
EDINBURGH'S DESIRABLE HILLSIDE*



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McEwan Fraser Legal is delighted to present this one bedroom first floor flat in Hillside. The property is in excellent condition having been well cared for by the current owner. Inside, the property comprises of:

- Fully equipped kitchen with free-standing appliances
- Spacious and bright living area with traditional features such as cornicing and fireplace
- One large double bedroom is more than accommodating for free-standing furniture arrangements
- The main bathroom is fitted with a large shower

This property has a spacious box room that could accommodate a home office, guest bedroom or excellent storage space. The home has gas central heating making a warm home year-round.

In addition to this, the property includes on street permitted parking for residents and pay and display for visitors alike. There is also a communal garden space to the rear of the property.

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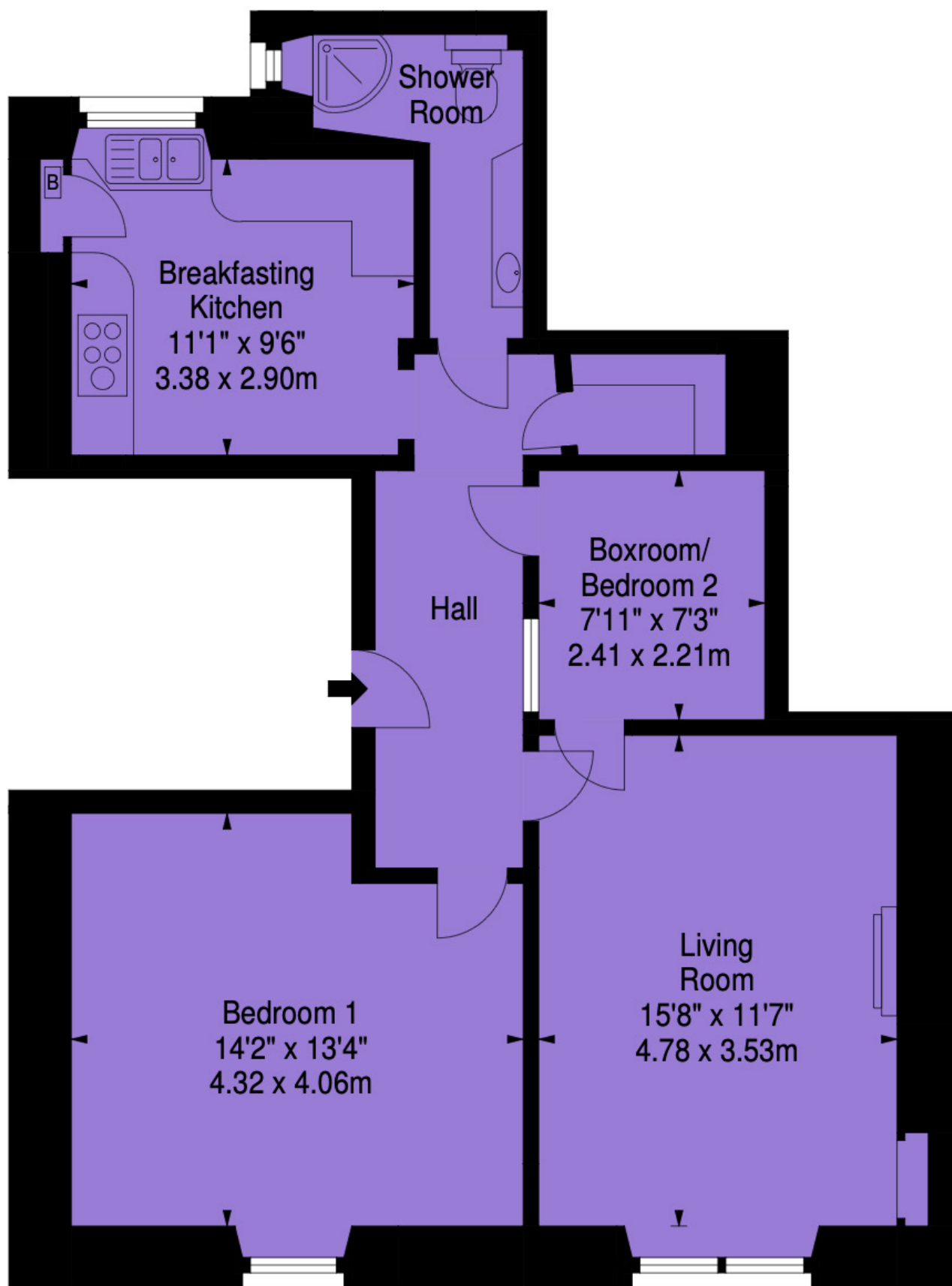








Approx. Gross Internal Area
710 Sq Ft - 65.96 Sq M
For identification only. Not to scale.
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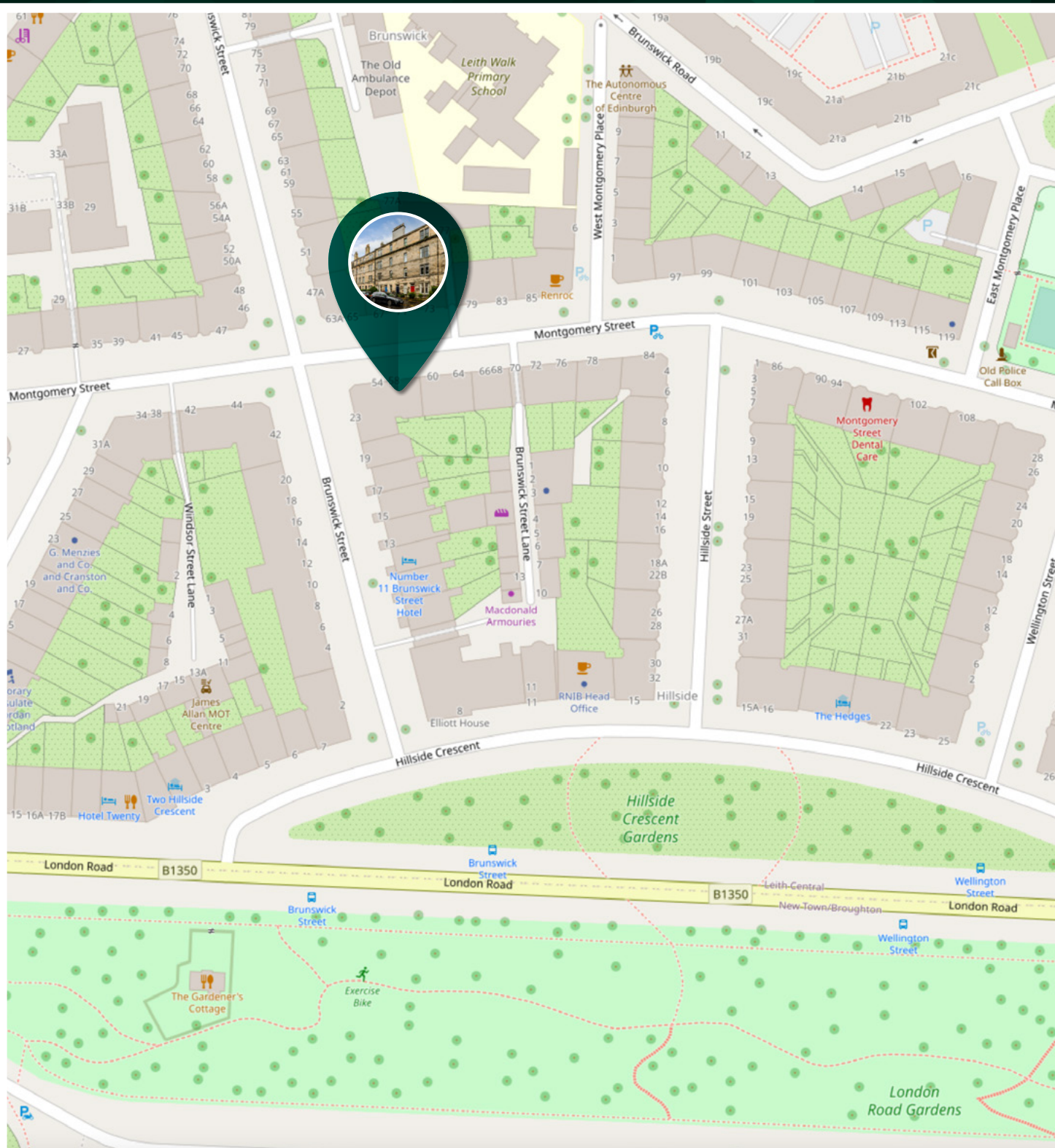


Whilst enjoying a degree of seclusion and privacy within this leafy pocket of Hillside, the property is superbly positioned within a short stroll from the shops and amenities of Leith Walk and Broughton Street, where coffee houses, restaurants and delicatessens can be found.

The property is also close to Calton Hill, which has one of the most photographed views of Edinburgh's cityscape. This area enjoys outstanding close proximity to all that the inspiring capital has to offer. Award-winning restaurants, trendy bistros, independent retailers, art galleries, theatres, traditional pubs and designer outlets, including Harvey Nichols, are all on your doorstep.

The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram terminus at York Place, which provides quick and convenient travel to Edinburgh Airport and the bus station at St Andrew's Square. Nearby is the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SCOTSMAN



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

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