

# 36/7 Montgomery Street

HILLSIDE, EDINBURGH, EH7 5JY



*STUNNING FIVE-BED TOP FLOOR FLAT IN  
THE HEART OF EDINBURGH*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







McEwan Fraser Legal is delighted to present this exceptional five-bedroom top floor flat, occupying a prime position in the very heart of Edinburgh. Set within a grand, traditional building, the property effortlessly combines generous proportions, elegant period features, and panoramic views of the city's most iconic landmarks, including Calton Hill, Leith Walk, and the striking W Hotel, all visible from the comfort of your own windows.



# THE PROPERTY

Accessed via a grand communal stairwell, the flat opens into a spacious hallway that immediately sets the tone for the impressive accommodation on offer. Original features abound, with intricate ceiling cornicing, high ceilings, and a beautiful skylight that bathes the central space in natural light.

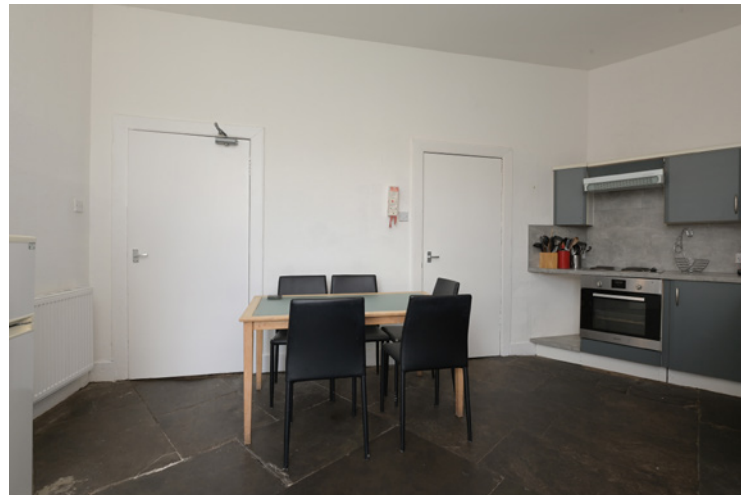
The expansive living room is a standout space, boasting three enormous sash windows which flood the room with light and offer breathtaking city views. Perfect for entertaining or unwinding in style, this room showcases the grandeur and character expected of a period Edinburgh residence.





# THE PROPERTY

The kitchen is equally impressive, offering a bright and airy setting with spectacular outlooks over Calton Hill. There is ample room for both kitchen and dining furniture, making it a sociable and practical hub of the home. Conveniently located off the kitchen is a compact shower room and WC, ideal for guests or busy family living.





# THE PROPERTY

The flat boasts five bedrooms, all benefiting from bright, neutral décor and generous proportions. Bedroom five is a particular highlight, set on the corner of the building with two vast windows providing commanding views of Calton Hill. This room also features a built-in cupboard for additional storage. Bedroom one also impresses, with two large windows and access to a substantial walk-in cupboard – a flexible space that could easily serve as a home office or extra storage.







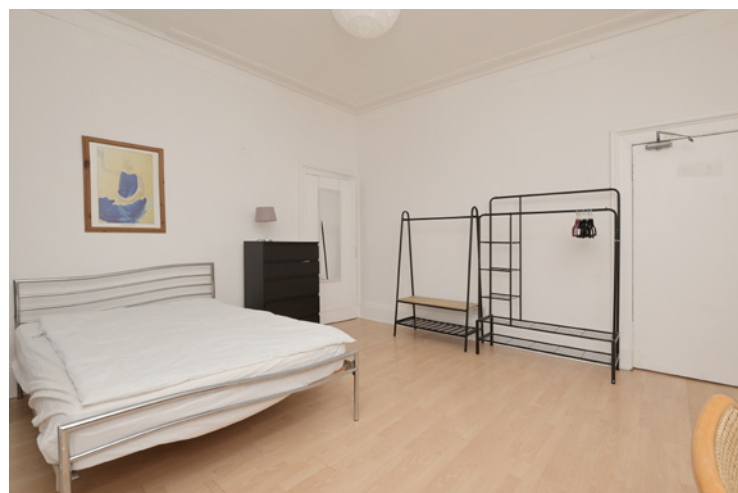
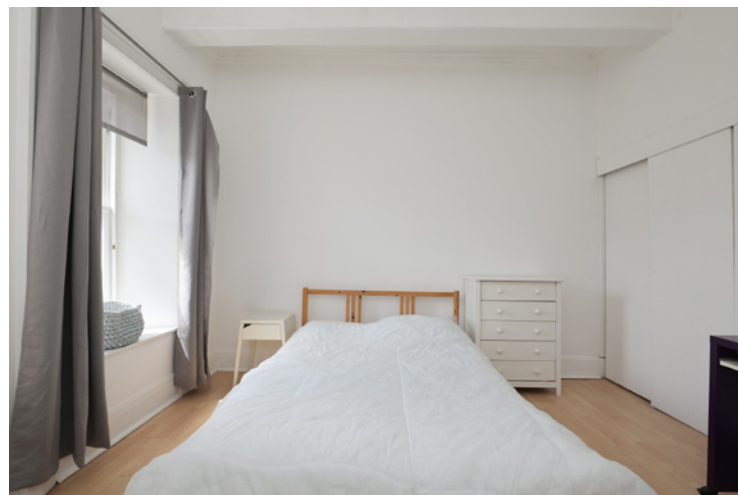






# THE PROPERTY

The remaining bedrooms are all well-sized, with two additional doubles and one single, providing a versatile layout to suit families, professionals, or investors.





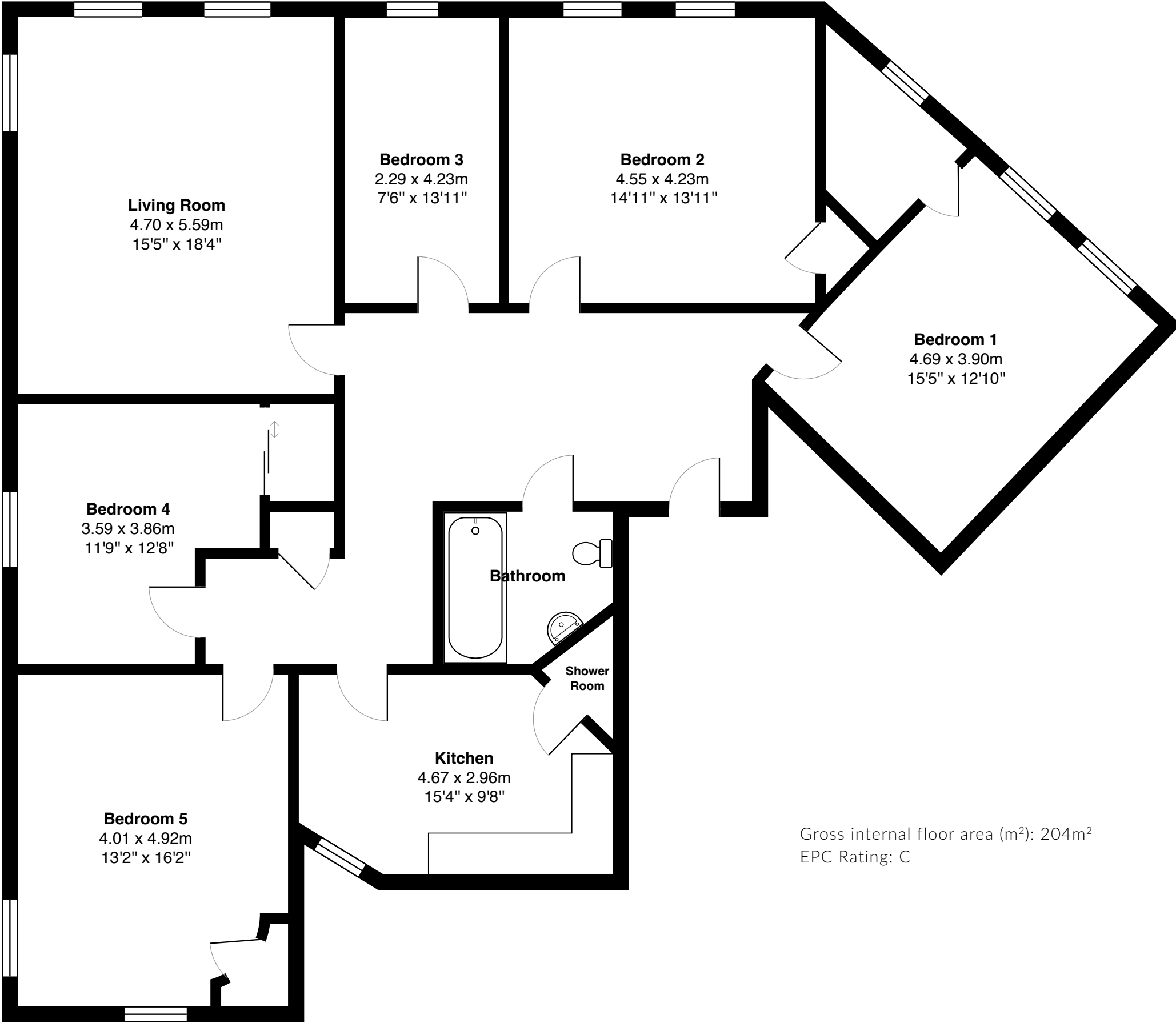
# THE PROPERTY

The main bathroom is finished in a crisp, modern white and features a stylish integrated bath and shower, ideal for busy mornings or relaxing evenings.

This unique property truly offers a rare opportunity to own a remarkable piece of Edinburgh's architectural heritage in an unbeatable location.







Gross internal floor area (m<sup>2</sup>): 204m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

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.

The property 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.



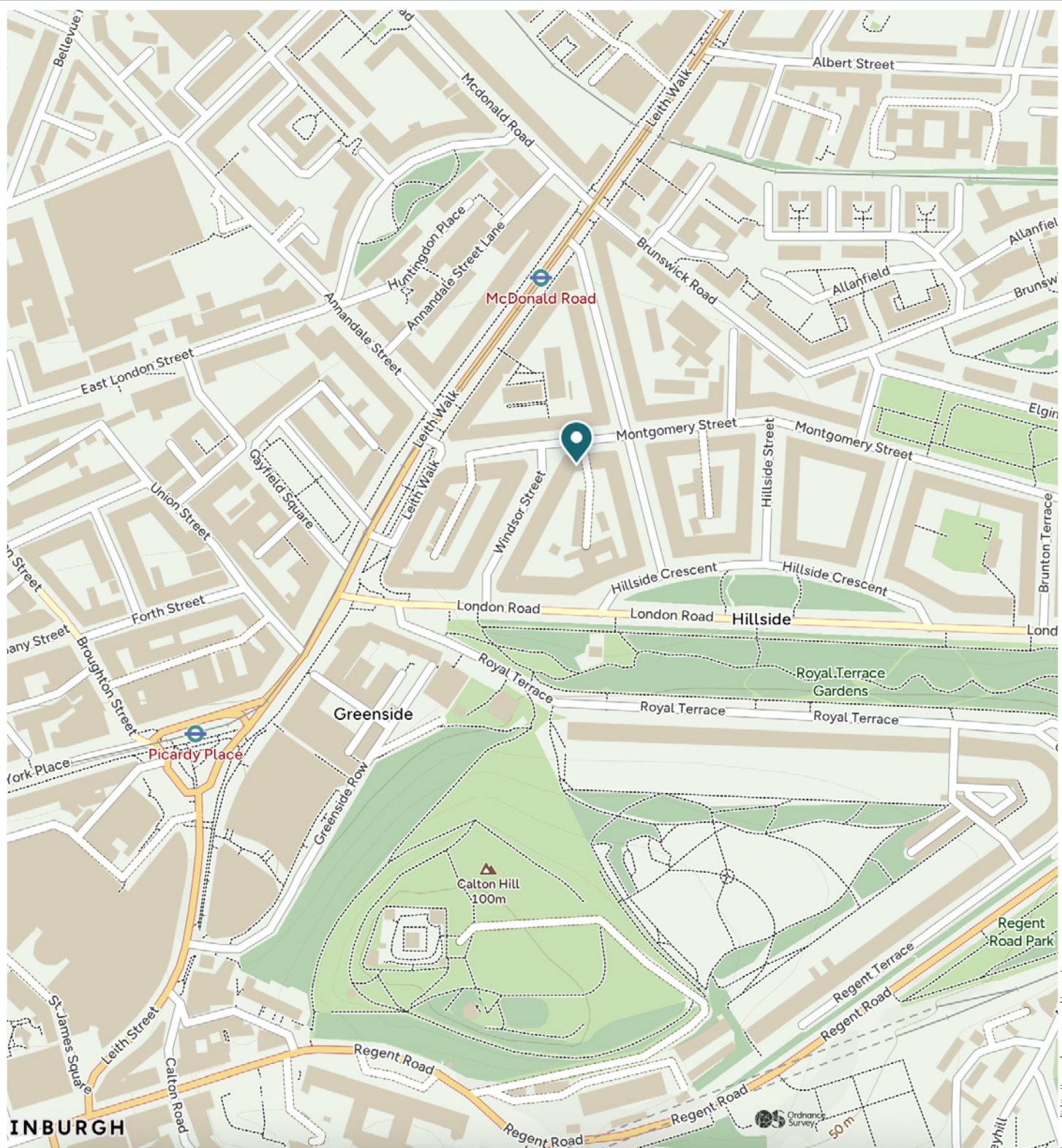


# THE LOCATION

The property is situated a short walk from the major transport hubs of Waverley Train Station and the tram stops at Picardy Place and McDonald Road, which provides quick and convenient travel to Edinburgh Airport and Newhaven. Nearby are the Omni Centre, which houses a fabulous cinema complex, bars, restaurants and gym and the famous Playhouse Theatre. Slightly further afield are Leith Shore, The New Town, Stockbridge and Princes Street.







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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