

COULTERS[©]

87/9 MONTGOMERY STREET

LEITH, EDINBURGH, EH7 5HZ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well presented two bedroom flat over two floors forms part of a traditional tenement in the heart of Hillside.

The first floor comprises a large living room in a prime corner position with bay window, feature gas fireplace and Edinburgh press. The room oozes charm with period cornicing and rustic flooring.

KEY FEATURES



Third floor apartment in the heart of Hillside.



Two double bedrooms.



Large communal garden.



On street permit parking.



Within a short walk of the new St James Quarter.



Independent retailers and cafes nearby.





A spacious double bedroom, modern three-piece suite bathroom with bath and overhead shower and charming kitchen with integrated appliances, pantry and dining space complete the first floor of the property. A spiral staircase leads to the converted versatile sitting room or second bedroom on the second floor of the property. With a large skylight the room fills with plenty of natural light.

The property benefits from double glazing, gas central heating a secure door entry system and communal gardens.





THE LOCAL AREA

The popular area of Hillside is situated in the heart of Edinburgh, a short walk from the top of Leith Walk and St James Quarter.

There is a nice local park on Montgomery Street and the beautiful open spaces of Calton Hill and neighbouring Holyrood Park are close by.

The tram line is close by, providing swift access to the west of City and the airport and a wide variety of buses run along London Road and Leith Walk.

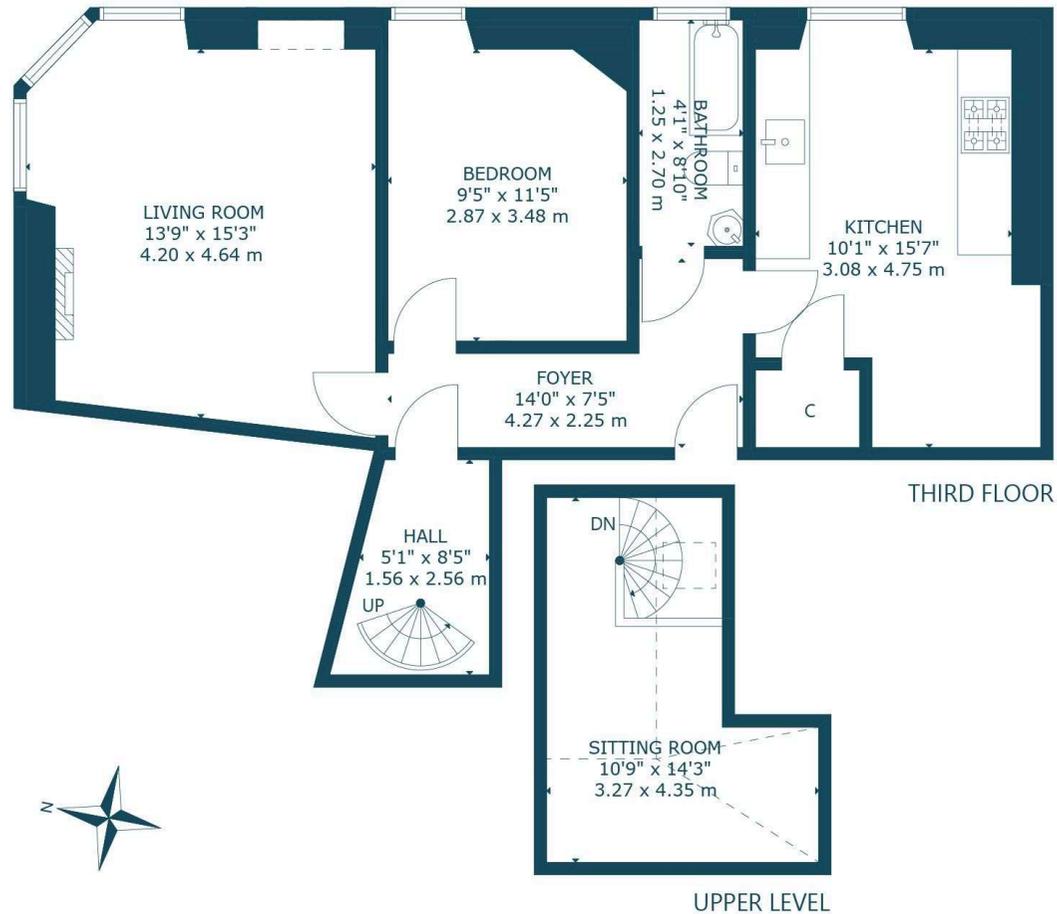
The area is well served by a huge selection of fashionable cafes, bars and restaurants including Joseph Pearce's and Herringbone. For shopping requirements, there is a Scotmid on Easter Road and a Tesco on Leith Walk.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 761 SQ FT / 71 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.