



**82 MONTGOMERY STREET
HILLSIDE
EDINBURGH
EH7 5JA**

**OFFERS OVER
£240,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**SPACIOUS
TWO BEDROOM
MAINDOOR FLAT
SET IN A DESIRABLE
RESIDENTIAL AREA CLOSE
TO EXCELLENT LOCAL
AMENITIES AND THE
CITY CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Spacious maindoor flat situated in a prime residential area close to the City Centre. The flat is served by good local amenities with an excellent choice of shops and restaurants and other facilities nearby. The fabulous St James Quarter, Princes Mall and Princes Street can be reached in a short walk and the Omni complex, Calton Hill, Holyrood Park, Princess Street Gardens and Waverley Railway Station are also within easy walking distance.

There are regular bus services running along London Road and the St Andrew Square Bus Station is also close at hand as is the tram stop at Elm Row providing regular and direct access to the airport.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. All fitted floor coverings are included in the sale together with the kitchen appliances.

There is a large communal garden to the rear of the property. Resident permit parking is available on application to The City of Edinburgh Council



PROPERTY DETAILS

- * Entrance Vestibule with meters cupboard.
- * Lounge / Dining Room with window to front. Built-in cupboard housing boiler. Space for dining table and chairs.
- * Fitted Kitchen with matching wall and base units. Integrated hob, oven and hood. The fridge/freezer is included in the sale. Ample work surfaces with stainless steel sink with drainer and tiled splashback.
- * Inner Hall with utility cupboard with plumbing for washing machine, the washing machine is included in the sale. Additional built in cupboard.
- * Large Double Bedroom with window to rear. Built in shelving. Cornice and rose.
- * Second Bedroom with window to rear.
- * Bathroom with white three piece suite comprising bath with tap mixer shower, wash hand basin and WC. Mirrored bathroom cabinet. Shelving. Extractor.

Energy Efficiency Rating: C



EXTERNAL

There is a large communal garden to the rear of the property.

Resident permit parking is available on application to the City of Edinburgh Council.





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

PHOTOGRAPHS & FLOORPLAN BY MILE DOOLEY PHOTOGRAPHY 0730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.