



18/4 (2F2) Montgomery Street
Edinburgh
EH7 5JS



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Second Floor Flat



accommodation

- Entrance hall
- Sitting room
- Fitted kitchen / dining room
- Master bedroom with walk in wardrobe
- Second double bedroom
- Bathroom

features

- Gas central heating
- Security entry phone
- Some sanded floors
- Decorative cornice
- Period features including shutters
- Unrivalled views to Calton Hill
- Excellent location

description

Superb, south facing second floor flat in a William H Playfair designed B Listed Building, forming part of the Eastern new Town or Calton scheme. This charming property is flooded by beautiful sunshine and natural daylight from morning (at the rear) to late evening (in the summer months) at the front. The flexible accommodation comprises a spacious entrance hall with sanded floors and walk in utility cupboard with shelving, sitting room (or bedroom) is quietly located to the rear to take full advantage of the natural daylight and the views to Calton Hill as well as decorative cornice and modern herringbone style wooden overlay floor, a dining kitchen fitted with a range of wall and base units and appliances, with ample space for a table and chairs, again with views to Calton Hill. There is a large bedroom (or sitting room) to the front of the property with sanded floors, feature fireplace (fire not connected), press cupboard, decorative cornice and walk in wardrobe, a second bedroom, a bathroom with white two piece suite and a separate WC. Overall, the apartment must be viewed to be fully appreciated.



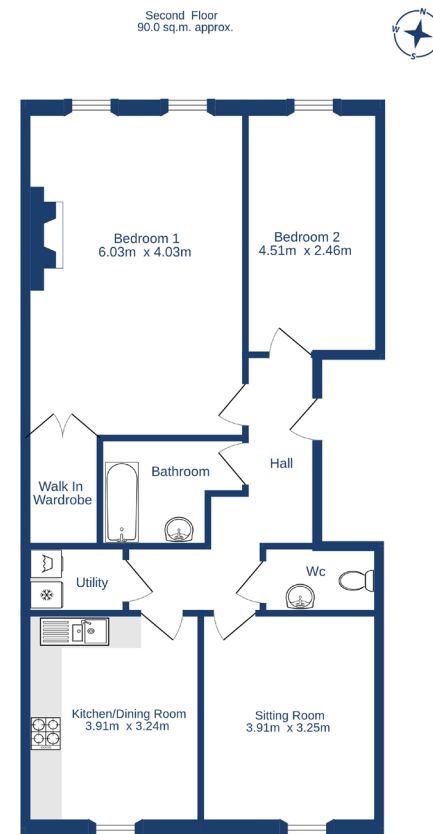
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Home Report
Value: £375,000

Situated on the boundary of the New Town, Montgomery Street is strategically placed, only a few minutes' walk from the Picardy Place tram stop and a little further on to Waverley Station. As you would expect from the City Centre, there are a wealth of restaurants, theatres, cinemas, galleries and museums and the Omni Centre, includes a Health and Fitness Club, a multi-screen cinema and a number of restaurants. The transformative St James Quarter opened in 2021 and offers the most fashionable shopping and leisure opportunities.

Items to be included in the sale price:
Light shades (bedrooms excluded) and kitchen & utility appliances (no warranties or guarantees will be provided).



TOTAL FLOOR AREA: 90.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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cameron stephen & co.
14 constitution street,
edinburgh eh6 7bt
tel: 0131 555 1234 or 07483 361731
property@cameronstephen.co.uk
www.cameronstephen.co.uk
DX 550871 leith