



**117/9 MONTGOMERY STREET
HILLSIDE
EDINBURGH
EH7 5EX**

**OFFERS OVER
£230,000**

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

**SPACIOUS
ONE BEDROOM
TOP FLOOR FLAT
IN A TRADITIONAL
TENEMENT BUILDING IN
A DESIRABLE AREA
CLOSE TO EXCELLENT
LOCAL AMENITIES
AND THE CITY
CENTRE**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Spacious top floor 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 and newly opened 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 York Place with new stops due to be installed on Leith Walk as part of the planned tram extension works.

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

Entrance to the property is through a well maintained common passage and stair which has the added benefit of an entryphone system.

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

- * Welcoming entrance Hall providing access to all rooms. Two built in cupboards. Large mirror. Entryphone handset.
- * Bright and spacious Lounge with window to front. Shelved wall press. Cornice and decorative ceiling rose.
- * Large Boxroom / Home Office with shelving.
- * Fitted Kitchen with matching wall and base units. The free-standing electric cooker is included in the sale together with the washing machine and fridge. Ample work surfaces with integrated stainless steel sink with drainer and tiled splashback. Cupboard housing combi boiler. Window to rear with open views.
- * Double Bedroom with window to rear with open outlook to Fife. Three built in cupboards provide hanging space and shelving. Additional high level storage space.
- * Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with mixer shower. Mirrored cabinet. Extractor.

Energy Efficiency Rating: D

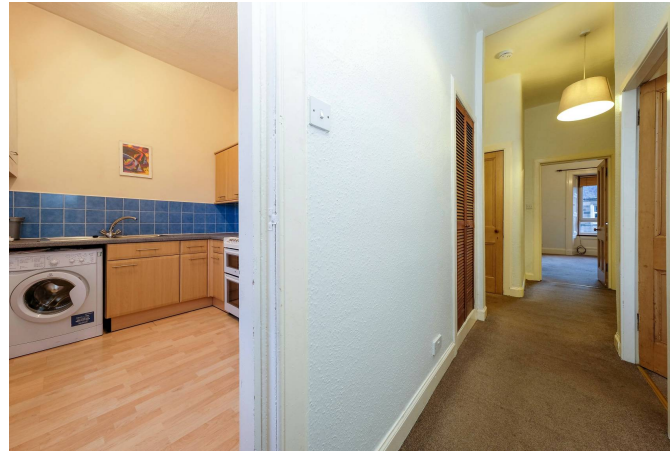


EXTERNAL:

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

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





Top Floor
Approx. 59.2 sq. metres (637.3 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

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.



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.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

