




43/5 Montgomery Street, Edinburgh, EH7 5JX  
An attractive light filled, second floor flat.

URQUHARTS  
EDINBURGH


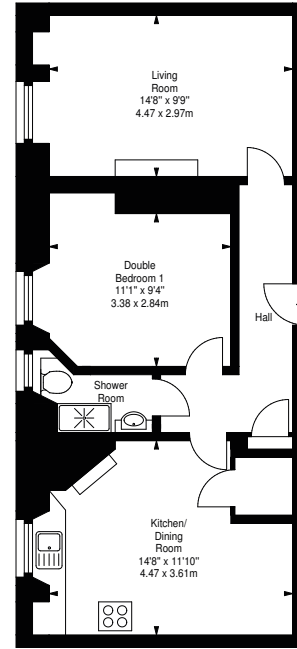




Flat 5,  
43 Montgomery Street, EH7 5JX



Approx. Gross Internal Area  
571 Sq Ft - 53.05 Sq M  
For identification only. Not to scale.  
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Second Floor

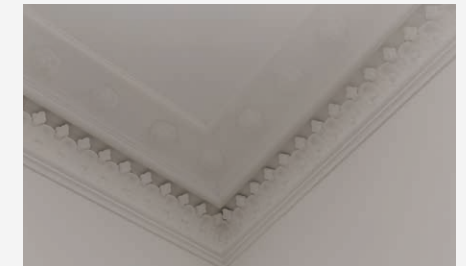
the immediate vicinity. Within five minutes walk are the Playhouse Theatre, Virgin Active Health Club, Vue multiscreen cinema and the Omni Centre, as well as Harvey Nichols, luxury shopping in Multrees Walk and the St James Centre. Excellent public transport serves Leith Walk, providing quick and easy access to surrounding areas. The cosmopolitan Shore area of Leith offers an array of bistros and restaurants, with the Ocean Terminal Shopping Complex providing a number of high street named stores

**INCLUDED IN SALE**  
All fitted floor coverings, curtains, blinds and kitchen appliances(sold as seen)

**PRICE AND VIEWING**  
For price and viewing arrangements please contact Urquharts 0131 556 2896

**HOME REPORT**  
The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

**ERC**  
The property has an Energy Rating Category C.



The property for sale is an attractive light filled, second floor flat, well situated in this fantastic sought after location.

This is a great opportunity to purchase a home which has lots of character, minutes walk from the East End of Princes Street, surrounded by excellent amenities yet close to the green spaces of Carlton Hill. The property which is South facing has generously proportioned rooms The sitting room contains an attractive marble fireplace and also has an ornate cornice and ceiling rose. The breakfasting/ kitchen

needs some upgrading to provide a modern fitted kitchen with units and appliances. There is a stylish wet room which has been recently re fitted and is fully tiled with underfloor heating.

Double glazing. GCH.

#### ACCOMMODATION

Hall, Sitting room, Breakfasting Kitchen, double Bedroom and Wet room.

Good storage. Communal rear garden. Pay and display car parking together with Zoned permit parking.

#### LOCATION

Montgomery Street is located within the sought after location of Hillside, only a few short minutes walk to many trendy local eateries, a wide range of great local amenities and the city centre. There are a variety of great restaurants, cafes and bars within the vicinity with a Tesco Metro, Cooperative, newsagents, bank, hairdressers, beauty salons and post office all within

#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).



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