



Postcode: EH7 5FE

Bedrooms: 2

Council Tax: Band C



Tradition and modern style with just the right amount of quirkiness

The combination of tradition and modern style, with just the right amount of quirkiness, makes this top floor flat one to be at the top of your viewing list.

Tradition comes by way of the generous dimensions and high ceilings of the main apartments, timber-framed double-glazed sash windows, internal doors in their natural wood finishes, and a working fireplace and decorative ceiling rose and cornice work in the lounge. The style is in those most important of areas; the kitchen and the bathroom. Slate isn't just for roofs and has been deployed to most excellent effect in the walls of the latter.

174/7 Montgomery Street, Edinburgh



Briefly, the accommodation comprises: a welcoming hall, a substantial lounge with boxroom, a spacious dining kitchen, two double bedrooms and bathroom. There is also a well-maintained back green.

The flat is just a few minutes' walk from the hustle and bustle of Easter Road, with its variety of local independent shops and cafes. For more major food shopping, there are a choice of supermarkets on Easter Road and a Sainsbury's along at Meadowbank.

The city centre can be reached on foot and it is also a short walk to and from the Scottish Parliament. The No 35 bus runs down to Ocean Terminal and over to Heriot-Watt University and many other services can be caught in London Road, meaning that car ownership isn't essential when it comes to getting round town. For those who do have a car, parking is by residents' permit.



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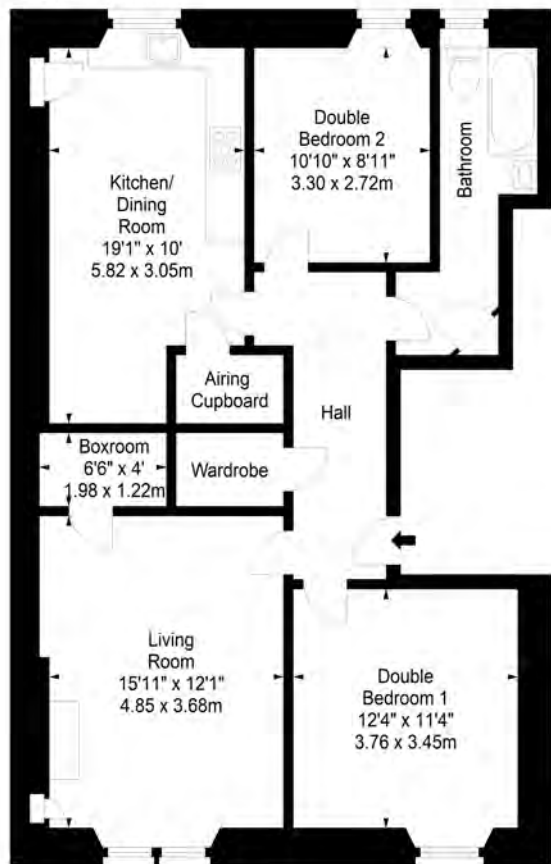
No warranties are made regarding the working order of appliances or systems. These particulars are not contractually binding and statements or plans are not warranted. Dimensions are approximate. Interested parties are advised to note interest with Mattac as soon as possible and in the event of a closing date the seller shall not be bound to accept the highest or any offer. Offering Solicitors are advised to use the Scottish Standard Clauses (SSC). Any Offer which does not use the SSC may be responded to by deletion of the non-standard clauses and replacement with the SSC.



The Omnicentre, the Playhouse and the bars and restaurants of Leith Walk are also within walking distance. Montgomery Street Park is just over the road, London Road Gardens are pretty much round the corner and you can walk to Holyrood Park in five minutes and even the top of Arthur's Seat in another twenty.

Also close by is Meadowbank Sports Centre with its gym, fitness studios, games halls, squash courts, 3G sports pitches and indoor and outdoor athletics tracks. Those who don't mind running the risk of spoiling a good walk will find Craightenny Golf Course within reach by car. It's also easy to get down to Portobello and its beach.

The property has recently been redecorated and is in walk-in condition. A new gas fired central heating boiler is being fitted.



Features

Gas central heating and wooden flooring.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

Notes

White goods, light fittings and window coverings are included. No warranty will be provided in respect of white goods, nor are smoke detection systems in the property warranted as being in compliance with current regulations.