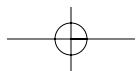


FLAT 6
131 MONTGOMERY STREET, EDINBURGH, EH7 5EP

OFFERS AROUND £150,000

Russel+Aitken
solicitors and estate agents



GENERAL DESCRIPTION:

131 Montgomery Street is a spacious 2nd floor flat set within a sought after location with most rooms overlooking Easter Road but with the entrance door off Montgomery Street and close to the heart of Edinburgh city centre and Princes Street. The accommodation comprises welcoming reception hall with generous storage facilities, bay windowed lounge, fitted kitchen, two double bedrooms, utility room and bathroom. The property further benefits from gas fired central heating and a security entry phone system. Double glazing has been installed. To rear there is a shared enclosed garden area forming an attractive setting from which to enjoy the sunshine.

Close to Princes Street and the heart of Edinburgh city centre, Montgomery Street is also well placed for access to the City bypass, A1 and Waverley railway station bringing many other areas of commerce both inside or outside the city into commuting distance. Schooling for all ages is to hand as are local shops and supermarkets catering for all daily needs. For the energetic, Carlton Hill and Royal Terrace are only a few hundred metres away offering wide open scenic spaces while for those less energetic there are restaurants, bars, theatres and clubs catering for all tastes.

TRAVEL:

From Edinburgh city centre head to the top of Leith Walk taking the second exit on your right along London Road and then second left into Hillside Crescent, take the third turning on your left onto Wellington Street and then right onto Montgomery Street. No 131 is towards the end on your left hand side on the corner of Montgomery Street and Easter Road.

MEASUREMENTS:

Hall: 13'11 x 6'9 (4.2m x 2.7m)

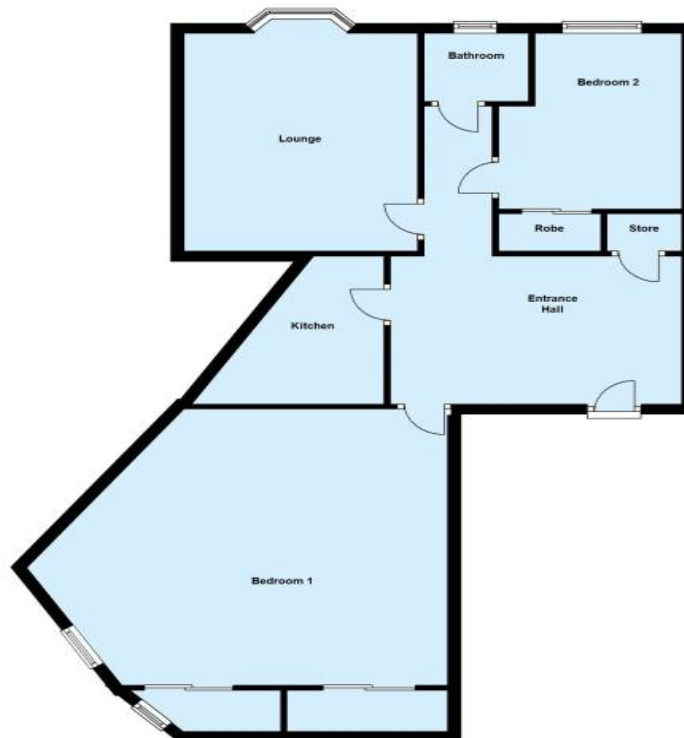
Lounge: 18'7 x 10'2 (5.7m x 3.1m)

Kitchen: 8'6 x 6'0 (2.6m x 2.0m) max points

Bedroom 1: 15'0 x 15'4 (4.5m x 4.6m) max points

Bedroom 2: 10'7 x 9'2 (3.2m x 2.7m)

Bathroom: 8'2 x 4.5m (2.4m x 1.3m)





VIEWING:

Strictly by appointment through our Property Department on 01324 626107.

ENTRY:

Negotiable.

COUNCIL TAX:

Band 'C' - £1,039.11

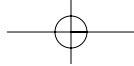
REF:

KMcL/S3005

HOME REPORT:

A Home Report is available for this property.





DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point.

HOUSE SALES:

If you have a house to sell we provide FREE pre-sales advice including valuation. We will visit your home and discuss in detail all aspects of selling and buying including costs and marketing strategy.

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