



42/2 Montgomery Street,
Edinburgh
EH7 5JY



Ground Floor Flat



accommodation

- Entrance hall
- Sitting room
- Box Room
- Dining kitchen
- Double bedroom
- Bathroom
- Private garden to front

features

- Flexible accommodation
- Great location
- Decorative cornice
- Wood style flooring
- Timber framed double glazing
- Gas central heating
- Security entry phone

description

Fabulous, spacious ground floor flat in a prime residential area, just a short walk from the Tram stop at McDonald Road. The flexible layout of the property means the property can be a one bedroom with sitting room or two bedrooms with sittingroom/kitchen. The current layout comprises entrance hall with storage cupboard and laundry cupboard with washing machine, sitting room with twin windows to the front overlooking the private area of garden and boxroom off, a bright & sunny, south facing kitchen / dining room fitted with a range of wall & base units and space for a dining table and LVT flooring, good sized double bedroom with wardrobe, bathroom with tiled floor, white suite and electric shower fitting over the bath. Overall, this is an excellent City Centre apartment which must be viewed to be fully appreciated.



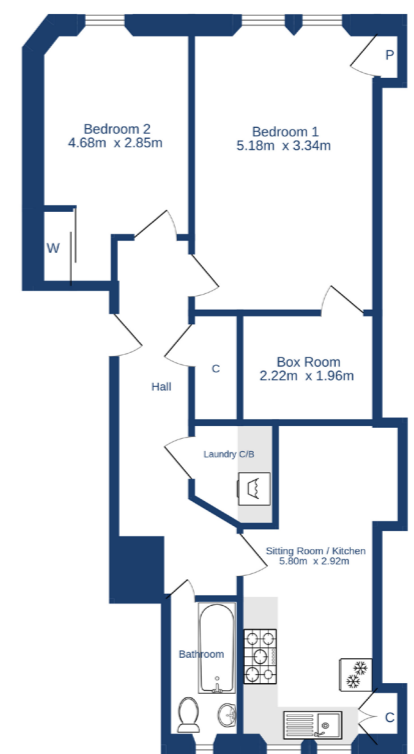
Items to be included in the sale price:

Fitted flooring, ceiling light fittings, cooker, dishwasher, fridge/freezer and washing machine.



Current Layout
Ground Floor
66.0 sq.m. approx.

Alternative Layout
Ground Floor
66.0 sq.m. approx.



TOTAL FLOOR AREA: 66.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, inlets and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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