

47(1F2) Montrose Terrace

Abbeyhill, Edinburgh, EH7 5DJ



47(1F2)
Montrose Terrace



RALPH SAYER
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South-facing

Arthur's Seat views

Enjoying elegant period character and south-facing Arthur's Seat views, this desirable first-floor flat boasts generous living space, two good-sized double bedrooms, an airy bathroom, and a sunny home study that could be converted to an ensuite shower room, subject to planning consent. The delightful property offers a sought-after New Town address within a listed Georgian tenement, offering access to a communal garden and on-street parking.

General Features

- Desirable New Town address
- South-facing Arthur's Seat views
- Neutral interiors enhanced by period features
- First-floor flat in a Georgian B-listed tenement

Accommodation Features

- Secure entry system and communal stairwell
- Entrance hall with storage
- South-facing living/dining room with stove
- Stylish kitchen with breakfast area
- Two spacious double bedrooms with storage
- Sunny home study (multi-use potential)
- Light and airy bathroom with shower-over-bath
- Gas central heating and rear double glazing

Exterior Features

- Private external store cupboard on lower ground floor level
- Shared access to a lovely walled garden
- Controlled on-street parking (Zone N6)





Welcome to

47(1F2) Montrose Terrace

The flat is reached via a communal stairwell with secure entry. Behind the front door, an entrance hall houses useful incorporated storage and is plushly carpeted for a welcoming introduction to the home.

Comfortable

reception space



Leading off the hall is a spacious reception room, with space for comfortable seating and dining furniture, lit by double south-facing windows (with working shutters) that frame captivating views of Arthur's Seat. Characterful features include stripped pine flooring, wood panelling, fine decorative plasterwork, and accent wallpaper, while useful storage and a log burner complete this convivial living space.



Contemporary

breakfasting kitchen

Across the hall is a stylish breakfasting kitchen benefiting from a leafy garden outlook. Cabinetry and counter space in understated white and wood tones are fitted beside space for a bistro table and chairs – perfect for casual meals and socialising with guests when cooking. In addition to a focal stainless-steel range cooker with a statement hood, there is an integrated dishwasher, an under-counter washing machine, and floorspace for an upright fridge freezer.







Spacious



double bedrooms

The interiors include two spacious double bedrooms adorned with authentic cornicework. One bedroom is plushly carpeted, with a secluded rear-facing position and a useful Edinburgh Press. The other features contemporary wood-inspired flooring and built-in storage. This bedroom also makes the most of the property's sunny aspect and scenic outlook, as does its adjoining study. The study represents excellent potential with the option to use as a nursery, walk-in wardrobe, or, subject to planning consent, adapt to an en-suite shower room.





Bathroom

presented in a minimalist fashion

Finally, a light and airy bathroom is tastefully presented in a minimalist fashion and includes a classily-styled WC and pedestal basin, a bath with an overhead shower and electric underfloor heating. The flat benefits from gas central heating and double glazing to the rear.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding kitchen appliances, excluding the fridge freezer which may be available by separate negotiation.



Delightful

rear garden

Externally, the residents of the tenement share access to a delightful rear garden enclosed by stone walling. On-street parking on Montrose Terrace falls under Controlled Zone N6. There is also a private external store cupboard included in this sale on the lower ground floor level in the communal stair.

Property Name

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Location

Abbeyhill, Edinburgh, EH7 5DJ

EPC Rating - C

Council Tax Band - C

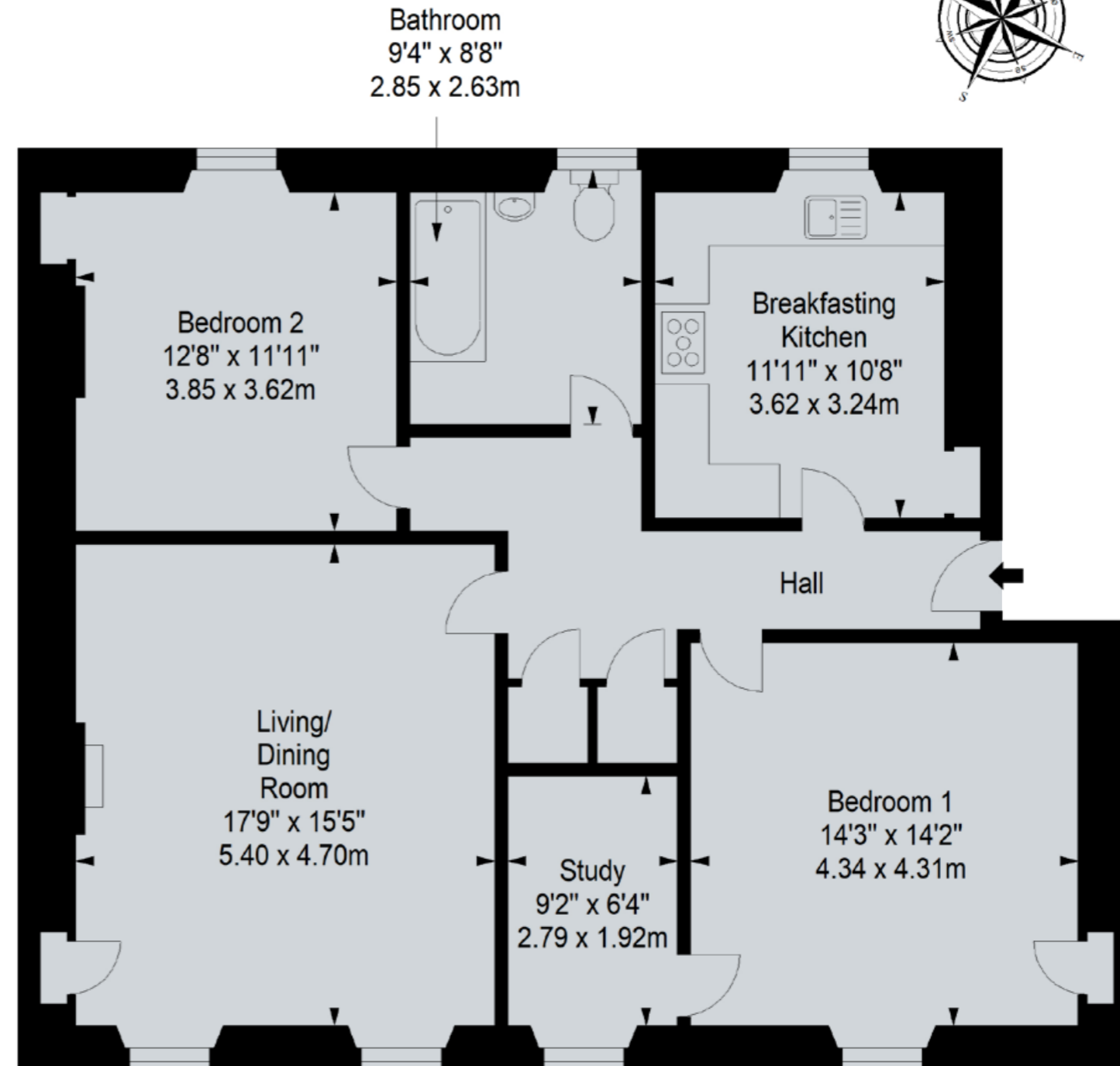
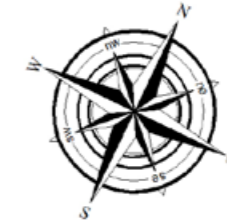
Home Report Value - £315,000

Approximate total area:

101.4 sq. metres (1091.5 sq. feet)

First Floor

The floorplan is for illustrative purposes.
All sizes are approximate.





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Desirable

location in the capital's New Town area



Situated close to Edinburgh's iconic Royal Mile, Abbeyhill offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's, Marks & Spencer's Food Hall, and TK Maxx, plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries.

Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.

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dream property!



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 **CHARTERED FIRM**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.