



32/6 Montgomery Street  
New Town  
Edinburgh EH7 5JS



3



1



1

Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)



## Property Summary

Enjoying stunning views of Edinburgh's iconic Calton Hill, this three-bedroom, second-floor flat is part of a Category B listed building within the New Town Conservation Area, built in the 1820s from the designs of prominent Georgian architect William Playfair as part of the prestigious Calton Scheme. Just a short distance from Waverley Station, the east end of Princes Street and the tram network, this exceptionally charming flat is in prime position for all the city has to offer, including local green spaces and a plethora of cultural and culinary options.

The flat is accessed via secure communal stairs. Once inside, it is immediately apparent that the generous interiors (totalling almost 110 square metres) retain their traditional character, including tall sash windows and ornate cornicework, and have been thoughtfully upgraded with beautifully eclectic styling.

The entrance hall opens up into a welcoming and versatile space - currently set up as a dining area - which leads to all other rooms.

## Features

- Characterful second-floor flat (B Listed, Playfair-designed)
- Prestigious New Town address with Calton Hill views
- Secure communal stairwell
- Welcoming entrance hallway/ versatile dining area
- Bright living room with box room/study
- Modern kitchen
- Three spacious double bedrooms
- Bright modern shower room
- Gas central heating and classic sash windows
- Controlled on-street parking (Zone N1)
- Close to scenic green spaces





## Bright living room

The living room has an attached box room/ideal study and is brightly lit by two large sash windows, showcasing a focal fireplace and ceiling rose.







## A modern kitchen



The kitchen comes equipped with base and wall units, as well as freestanding appliances including a fridge-freezer and gas cooker and space/plumbing for a washing machine.





## Three Bedrooms

The principal bedroom is south-facing with scenic views, has built-in storage and also features a stunning period fireplace, whilst the other two double bedrooms are located at the rear of the property, away from the bustle of the street.





“The principal bedroom  
is south-facing with  
scenic views, has built-  
in storage and also  
features a stunning  
period fireplace”







## Scenic views from the principal bedroom







“...the other two double bedrooms are located at the rear of the property, away from the bustle of the street.”



## Bright modern shower room



The stylish shower room is fully tiled and naturally lit by a south-facing window and features storage for toiletries. Finally, the property is served by gas central heating.

Outside, Montgomery Street is within minutes' walk of a tram stop and several major bus routes, connecting to the city centre and airport. Also close by are several major green spaces including Montgomery Street Park, London Road Gardens and Calton Hill. On-street parking is regulated under Zone N1.





## New Town

Set within the New Town, the property enjoys a prime location in Edinburgh's most prestigious postcode. Its excellent situation offers residents the finest amenities the capital has to offer, all within easy walking distance. On your doorstep, you will find a superb choice of top-rated restaurants, cafés, fashionable bars, and clusters of small speciality shops. The New Town hosts world-class shopping outlets including Harvey Nichols, John Lewis, Multrees Walk at St. Andrew Square, and St James Quarter, while Princes Street is lined with all the top-name High Street retailers. A selection of some of Scotland's finest art galleries is in close proximity, including the National Portrait Gallery, the Gallery of Modern Art, and the Scottish National Galleries. For days out, picnics or scenic walks, the tranquil Water of Leith at Stockbridge and the colourful Royal Botanic Gardens are both nearby, as is the breathtaking Calton Hill. Edinburgh boasts some of the best private schools in the country. Both Fettes and Edinburgh Academy are close by, along with excellent state schools. The area offers an abundance of public transport services for commuting to any part of the city or other parts of the country. The tram line runs from nearby all the way to the airport, whilst there are over 35 bus routes departing from the area, and Waverley Station is conveniently close.

## Floorplan



EPC Rating - C | Council tax band - D | Home report Value - £420,000

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.



# Watermans

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)

ēspc  
rightmove



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.