

26a Montgomery Street, Edinburgh

In Excess of £475,000



**RE/MAX**  
Estate



## 26a Montgomery Street

Edinburgh, Edinburgh

Excellent large spacious 3-bed flat in Edinburgh City Centre. Original features, spacious lounge, en-suite primary bedroom, sunny private patio. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### Bathroom

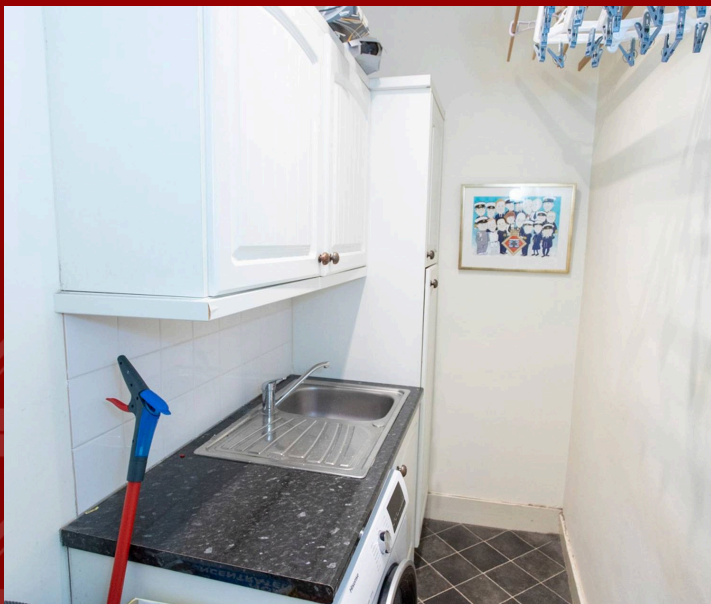
8' 10" x 4' 4" (2.70m x 1.33m)

The main bathroom features a sleek and contemporary new bathroom, thoughtfully designed to combine style and functionality. It boasts a fully tiled floor and matching wall tiles, creating a cohesive and modern look. The centerpiece is a luxurious bath with an over-bath mains shower, complete with a powerful rain showerhead and a handy second handset, enclosed by a glass shower screen. Additional highlights include a vanity sink unit, a WC, and a feature LED mirror that adds a touch of elegance. A heated towel rail ensures comfort and convenience, while ceiling spotlights illuminate the space with a fresh and inviting ambiance, making this bathroom a standout feature of the home.

### Laundry Room

8' 10" x 4' 2" (2.70m x 1.27m)

A fantastic hand laundry room, thoughtfully designed for convenience and style, features splashback tiles, ample storage cupboards, and a stainless steel sink with a drainer and mixer tap. It is equipped with a washing machine and the added bonus of a pull-down clothes dryer, ensuring efficient use of space. An extractor fan enhances ventilation, while spotlights and ceiling lights provide excellent illumination. Completing the setup, a radiator ensures the room remains warm and comfortable, making it a highly functional and appealing addition to any home.



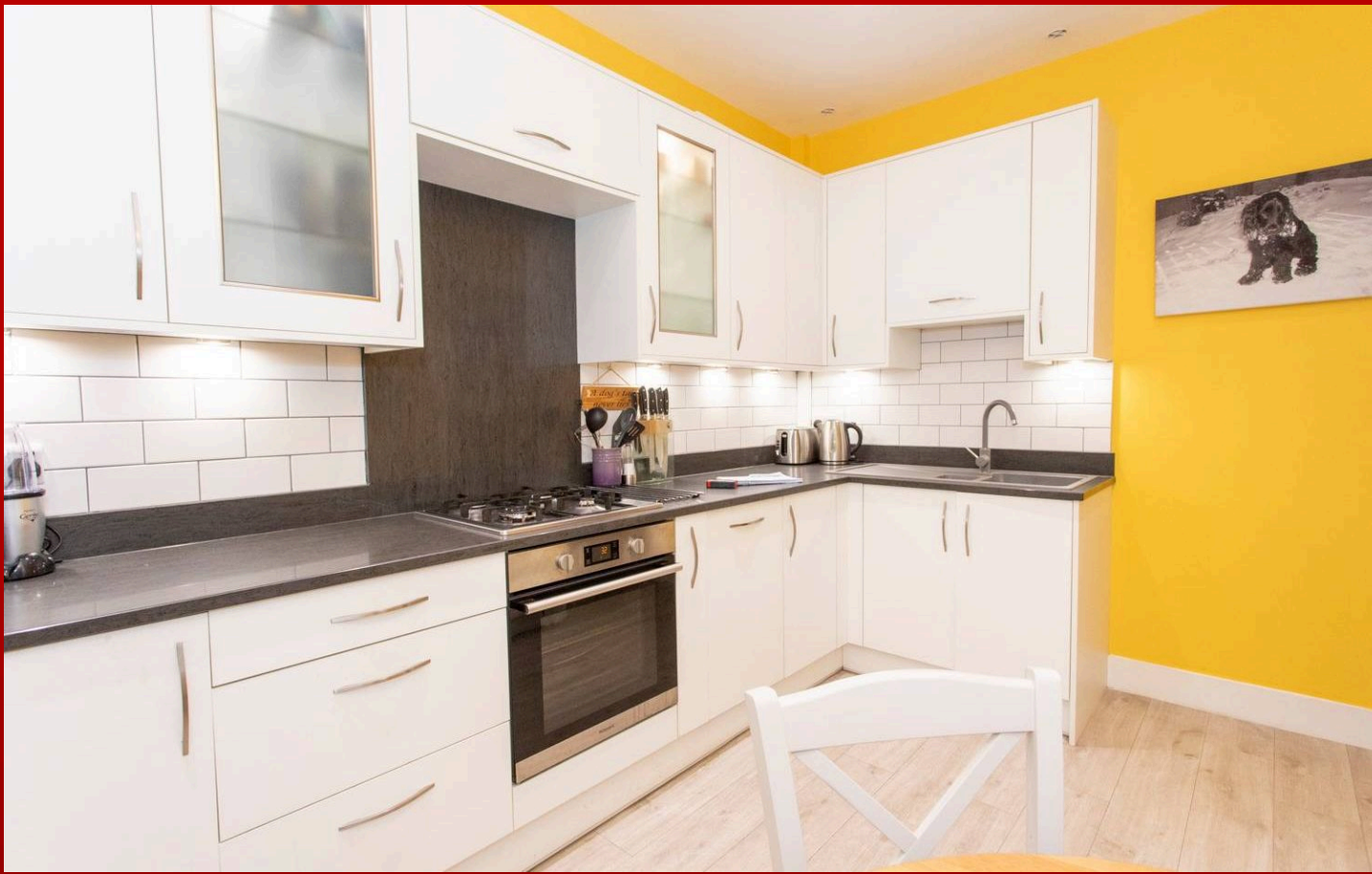
### Lounge

14' 8" x 17' 3" (4.48m x 5.26m)

The spacious and comfortable lounge exudes charm, highlighted by a beautiful bay window feature that invites natural light and offers a lovely view of the private garden area. High ceilings and original features add character and a timeless appeal, complemented by fresh decor that enhances the room's aesthetic. The carpeted flooring adds warmth and comfort, while the radiator ensures a cozy atmosphere. Spot ceiling lighting provides modern functionality, and convenient access to the kitchen and main hall makes this lounge a perfect space for relaxation and entertaining.

### Kitchen/diner

The excellent-sized kitchen-diner offers ample space for a dining table and chairs, making it a perfect



### **Kitchen/diner**

The excellent-sized kitchen-diner offers ample space for a dining table and chairs, making it a perfect setting for meals and gatherings. A charming bay window provides a delightful view of the garden area, adding to the room's appeal. This well-equipped space features a gas hob and oven, integrated fridge, and dishwasher, as well as a composite sink with a drainer and mixer tap. High ceilings and quirky original features add character, while multiple storage cupboards ensure practicality. The large wooden rear door leads to a small private rear garden area, enhancing the connection to outdoor space. Spot ceiling lighting and a radiator complete this functional and inviting kitchen-diner complete with laminate flooring.

### **Bedroom 3**

15' 4" x 8' 11" (4.68m x 2.73m)

This good sized third double bedroom, currently used as an office space, is bright and inviting thanks to a large front-facing window that allows plenty of natural light to fill the room. The high ceiling enhances the sense of space, while the fresh decor gives the room a modern and airy feel. Carpeted flooring adds comfort, and a radiator ensures warmth during cooler months. The centrally placed spotlights provide efficient and stylish lighting, making this room a versatile and pleasant space to use for work or relaxation.

### **Bedroom 2**

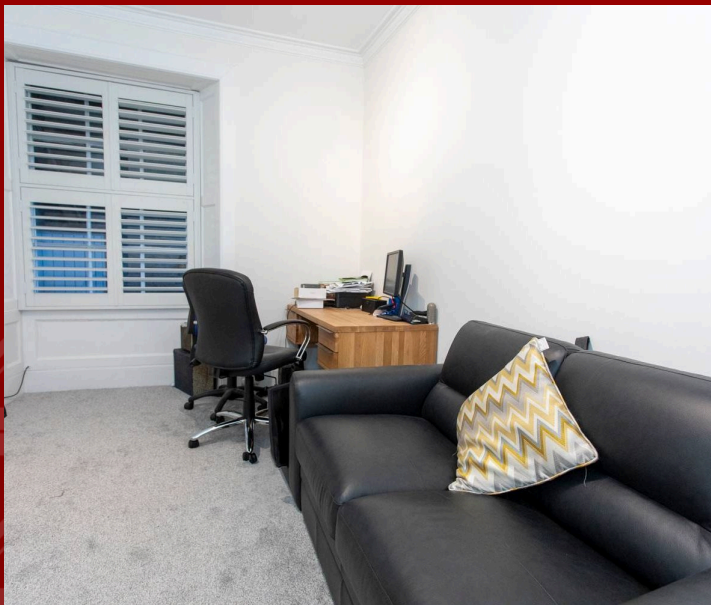
14' 10" x 10' 0" (4.52m x 3.04m)

The second bedroom boasts a charming bay window to the rear, filling the room with natural light and offering a pleasant view, of the private garden area. The carpeted flooring adds warmth and comfort, while the high ceilings create a sense of spaciousness. A double free-standing wardrobe provides ample storage, and there's plenty of space for additional free-standing furniture. The room features fresh decor, giving it a modern and inviting feel, while center spot lighting and a radiator complete the space, ensuring both functionality and style.

### **Primary Bedroom**

14' 10" x 14' 8" (4.51m x 4.47m)

The very charming primary bedroom is bright and airy, featuring two large front-facing windows with new shutter blinds that let in plenty of natural light





### Primary Bedroom

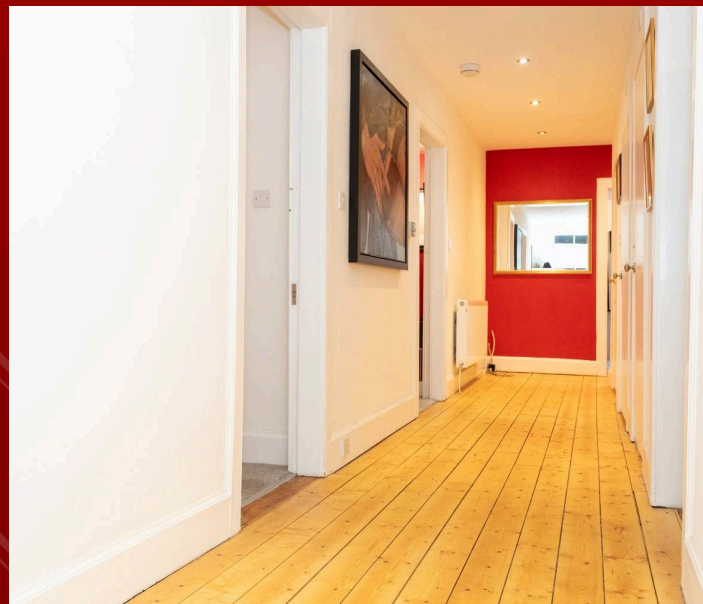
14' 10" x 14' 8" (4.51m x 4.47m)

The very charming primary bedroom is bright and airy, featuring two large front-facing windows with new shutter blinds that let in plenty of natural light. The high ceiling, complemented by original features such as an Edinburgh press, adds both character and a sense of spaciousness. Carpet flooring provides warmth and comfort, while a lovely hanging chandelier adds an elegant touch. A modern vertical radiator and fresh decor complete the room's contemporary feel. With ample space for free-standing furniture, the bedroom also offers easy access to a walk-in dressing room and an en-suite shower room, making it a luxurious and functional retreat.

### En-Suite

6' 8" x 4' 2" (2.04m x 1.28m)

The new modern en-suite shower room is sleek and stylish, featuring floor and wall tiling that adds a contemporary touch. A double walk-in glass shower cubicle with a rain head shower and a second handheld mains-powered shower offers a luxurious and powerful shower experience. The vanity sink and WC are complemented by a feature LED mirror, while spot lighting and ceiling lights provide ample illumination. The tiled floor has underfloor heating. An extractor fan ensures proper ventilation, completing this beautifully designed space. With good storage cupboards for added convenience, this en-suite is both practical and refined.



### Entrance Hall

31' 0" x 4' 10" (9.46m x 1.47m)

The very grand entrance features a long hallway with real wood flooring and high ceilings, enhanced by spot lighting that creates a welcoming and spacious atmosphere. This impressive hall provides access to all three bedrooms, the main bathroom, laundry room, and lounge, ensuring convenient flow throughout the home. It also offers the benefit of an under-stair storage cupboard and a secondary, very large walk-in storage cupboard, adding to its practicality. A beautiful original wooden door with glass above the entrance adds character, while an added security alarm system provides peace of mind, making this hallway both functional and secure.



## REAR GARDEN

The nice rear garden offers a peaceful outdoor space, perfect for enjoying the summer weather. There's ample room for chairs and a table, creating an ideal spot for relaxation or entertaining. The garden features chipping stones, adding a touch of texture and charm, while the area is fully enclosed, ensuring privacy and security. It's a lovely, low-maintenance.

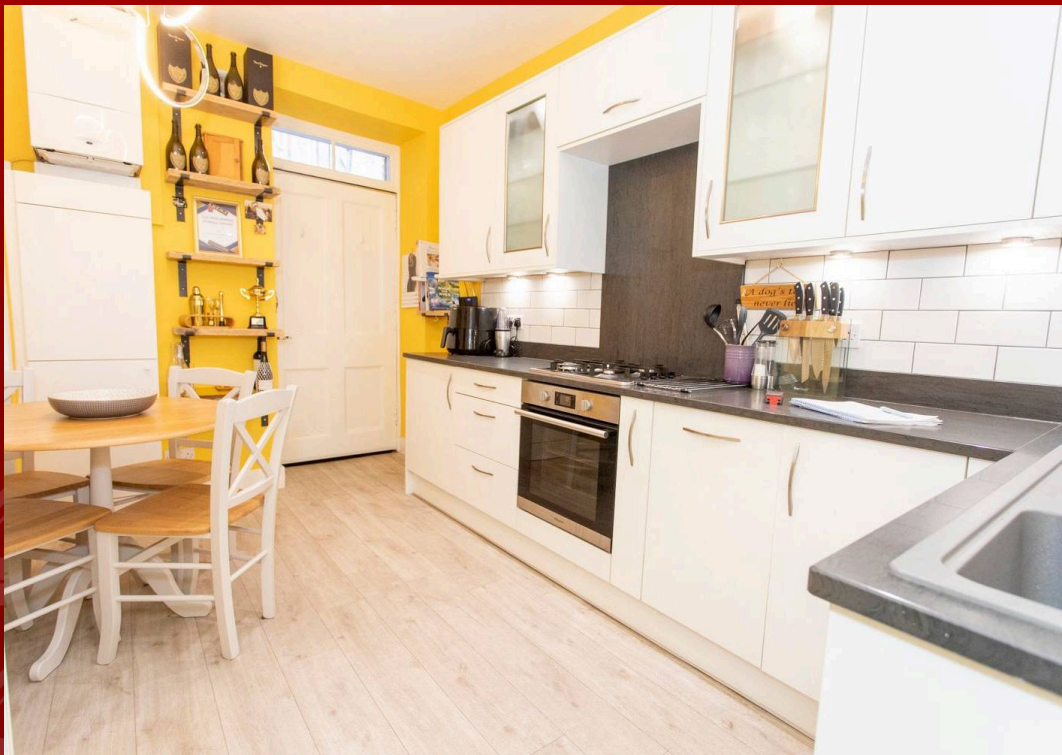
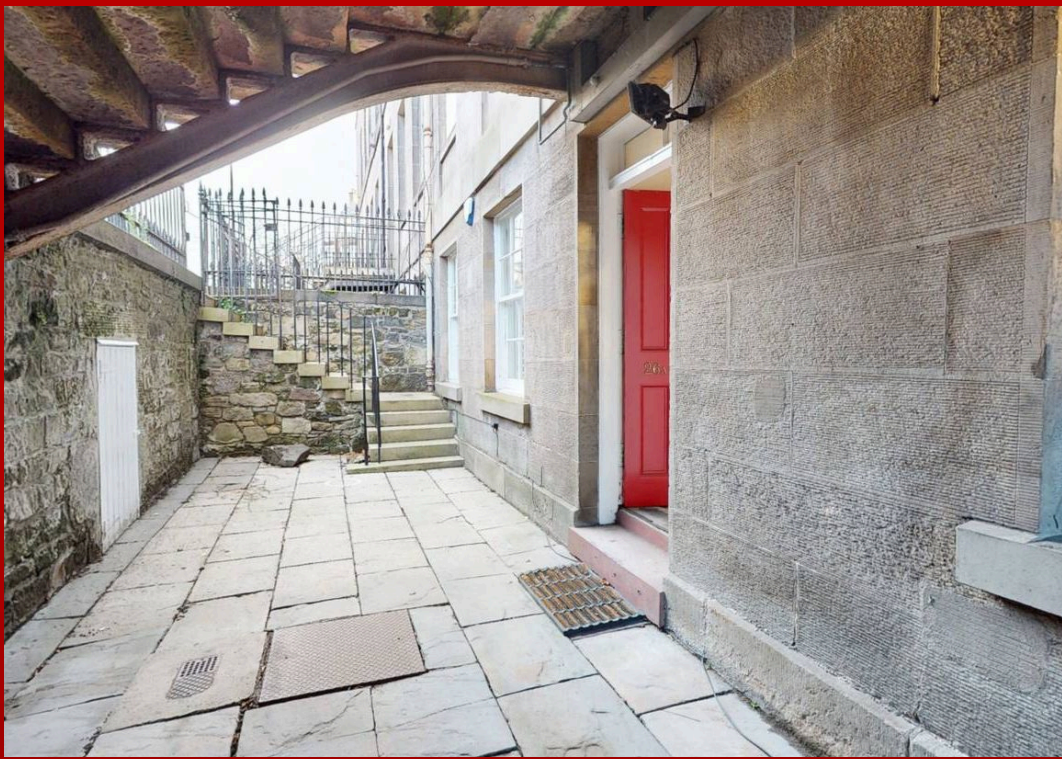
## FRONT GARDEN

The lovely front courtyard patio area is a charming feature, offering a perfect spot for outdoor relaxation. It benefits from cover provided by the staircase above, creating a sheltered space for gatherings or simply enjoying the fresh air. Attractive stone steps lead down to the main entrance, adding a touch of elegance to the home's exterior. Additionally, the area benefits from three storage bunkers, providing fantastic storage solutions for outdoor items, making this front courtyard both functional and inviting.

## PERMIT

### 1 Parking Space

Permit parking is available for this property through Edinburgh Council, providing convenience and peace of mind for residents. This system ensures that parking is accessible and regulated, offering a designated space for those with a parking permit in this area. It adds an extra layer of practicality to the property, making it easier for residents to find parking near their home.





FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 124.9 sq.m.  
 EXCLUDED AREAS : PATIO 11.7 sq.m. VERANDA 33.4 sq.m.  
 TOTAL : 124.9 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

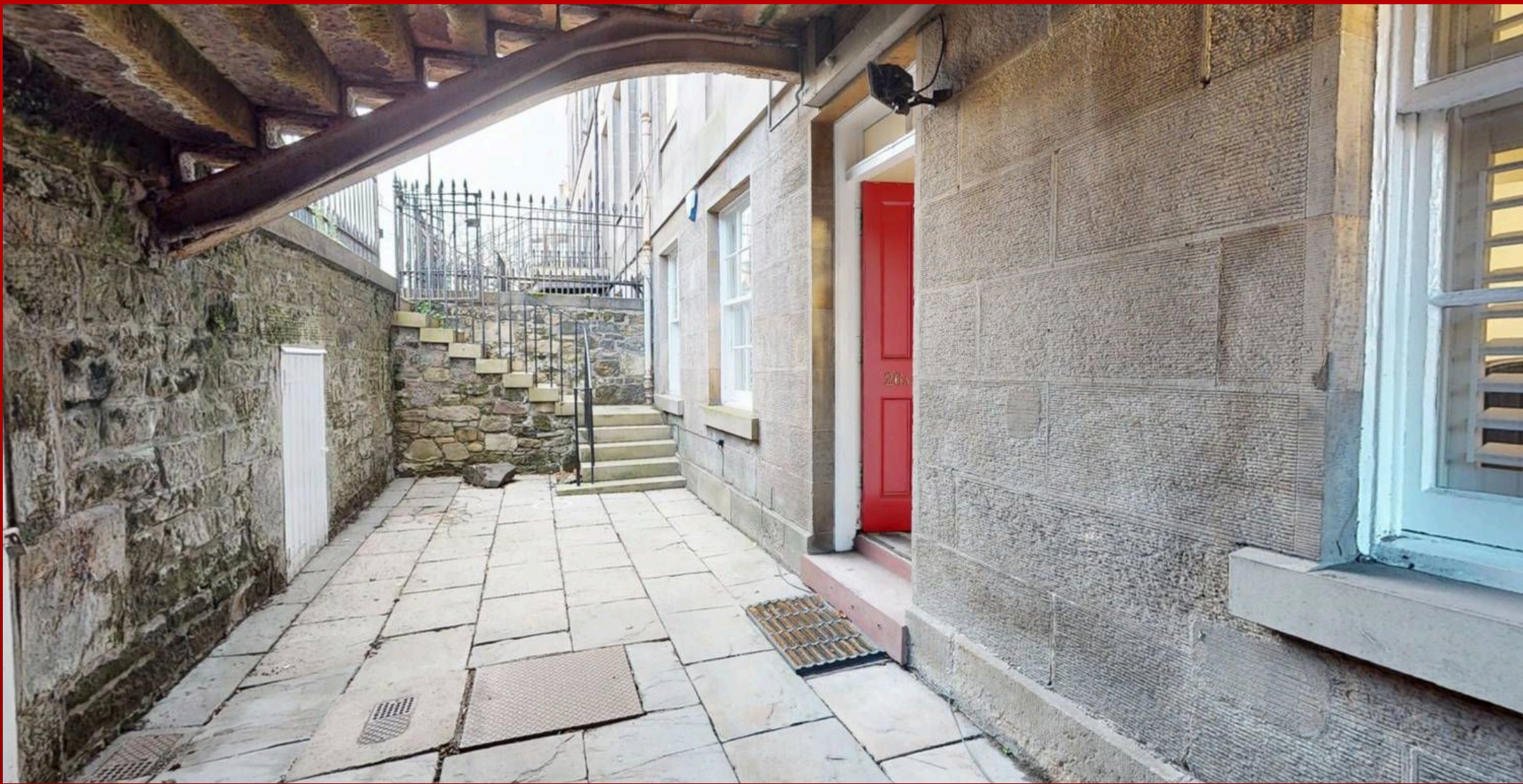


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	<b>82</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





## Re/max Estates

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