



5 Montague Street
NEWINGTON | EDINBURGH | EH8 9QT

warners
solicitors & estate agents



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Warners are delighted to present this wonderful two-bedroom main door flat, offering exceptionally spacious accommodation in the heart of Newington, one of Edinburgh's most sought-after neighbourhoods, just south of the city centre.

Perfectly positioned within walking distance of Edinburgh's vibrant city centre and surrounded by a rich selection of bars, cafes, and restaurants, this impressive home effortlessly combines city living with generous interior space.

A welcoming vestibule opens into a spacious hallway that provides access to all rooms. The large lounge is bathed in natural light from a recessed, south-facing window and features a striking fireplace that adds character and charm. The heart of the home is the expansive dining kitchen, complete with an excellent range of base and wall units, integrated double oven, and a stylish dining island housing the gas hob. There is ample room for free-standing appliances, and the kitchen also benefits from the same sunny, south-facing aspect as the lounge.

To the rear of the property, you'll find two exceptionally generous double bedrooms, each offering traditional press cupboards and flexibility for a range of freestanding furniture arrangements. Completing the accommodation is a sleek, contemporary bathroom featuring a white three-piece suite and mains-powered shower over the bath. Externally, the property benefits from access to a communal garden to the rear and plentiful permit on-street parking.

- Prime Newington location
- Main door, two-bed flat
- South-facing lounge
- Spacious dining kitchen
- Two large bedrooms
- Modern bathroom, garden, parking
- EPC C and Council Tax D



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The fridge, tumble dryer and washing machine may be available by separate negotiation.

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are available at the nearby Royal Commonwealth Pool. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible. There is good quality schooling, both in the public and private sectors.



