



5a Montague Street
Newington, EH8 9QT

Deans 
Solicitors & Estate Agents LLP



GARDEN FLAT

- Living Room
- Kitchen/ Dining Room
- Two Double Bedrooms
- Bathroom
- Cellar
- Communal Rear
- On-Street Permit Parking
- GCH
- EPC Rating – C



This attractive garden flat is set within the highly sought-after Newington area, just south of Edinburgh's vibrant city centre. Ideally positioned, the property enjoys easy access to a wide range of local amenities and is within comfortable walking distance of the city centre itself. Excellent public transport links are readily available, while the city bypass can also be easily reached, making commuting straightforward. Presented in true move-in condition, the accommodation comprises a welcoming entrance hallway, bright and spacious living room, separate dining kitchen, two generously proportioned double bedrooms, and a well-appointed bathroom featuring both a separate shower and bath. Externally, the property benefits from a private paved area and a communal garden to the rear, while on-street permit parking is available within the area. Further features include gas central heating and useful cellar storage. Included in the sale are floor coverings, curtains, oven, hob, fridge-freezer, washing machine, tumble dryer, dishwasher light shades and all furniture. All appliances included in the sale are sold as seen with no warranty provided.



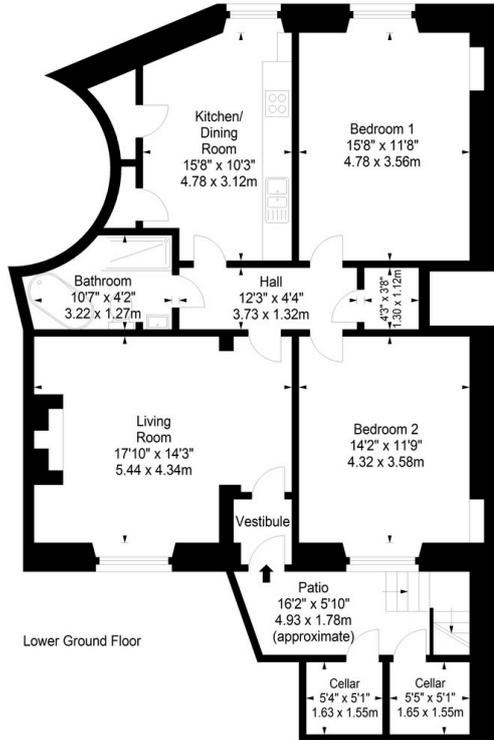
Montague Street,
Edinburgh, EH8 9QT



Approx. Gross Internal Area
975 Sq Ft - 90.58 Sq M

Cellars
Approx. Gross Internal Area
56 Sq Ft - 5.20 Sq M

For identification only. Not to scale.
© SquareFoot 2026



Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk