



45/5 Montague Street  
NEWINGTON | EDINBURGH | EH8 9QS

  
**warners**  
solicitors & estate agents



## 45/5 Montague Street

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Located in the thriving area of Newington to the South of the city centre, is this well-presented one-bedroom top floor flat that is sure to appeal to first time buyers and investors alike. The property comprises a spacious living room/second bedroom with attractive fireplace, a fully fitted kitchen/dining room that currently comprises a fridge/freezer, electric hob, oven and fan, washing machine, tumble dryer, pulley and the boiler, a well-proportioned bedroom with further fireplace and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from permit parking and a shared rear garden. Early viewing is highly recommended to avoid missing out.

- Traditional top floor tenement flat
- Hallway with storage cupboard and secure entry
- Fully fitted kitchen/dining room
- Spacious living room/second bedroom
- Well-proportioned bedroom
- Bathroom with shower over the bath
- Gas central heating
- Well-kept shared garden & permit parking

Energy Rating C. Council Tax band C.

All kitchen appliances (cooker and hob, fridge freezer, washing machine and dryer) will be included in the sale. All other items are available by separate negotiation.

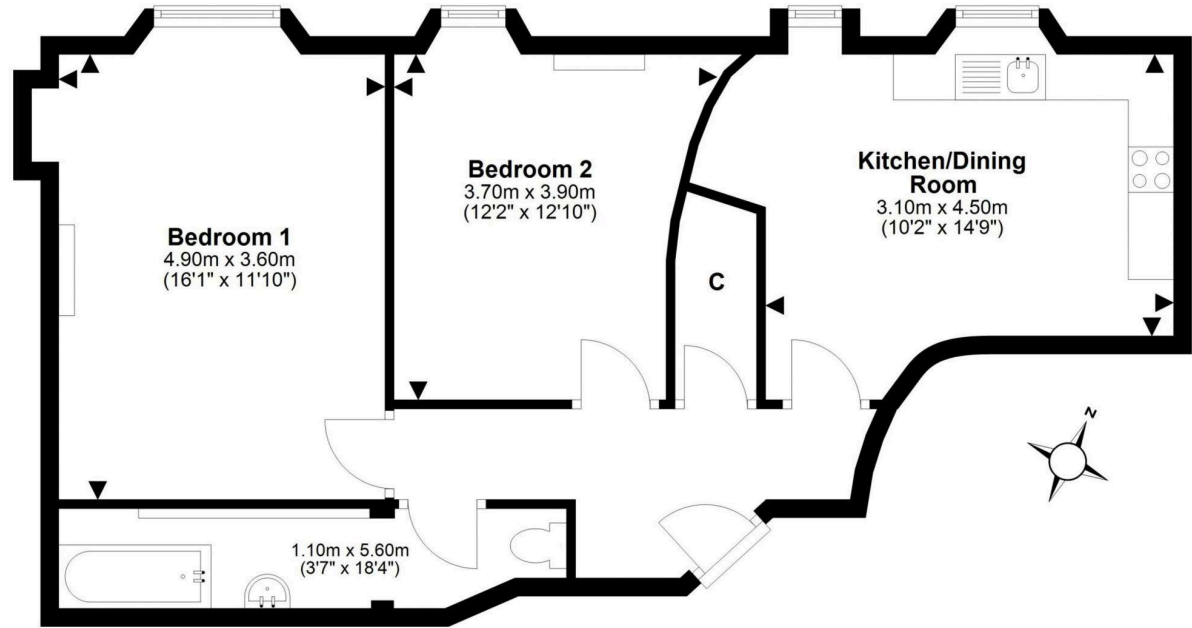
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





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 including Tesco and Sainsbury stores, plus banking and post office services. The Cameron Toll Centre offers shopping facilities open seven days a week. Leisure and sporting opportunities are in abundance and include the Festival Theatre, the Queen's Hall, Dynamic Earth, the Royal Commonwealth Pool and plenty of fashionable bars, cafes and restaurants. The property is conveniently placed for those connected to the Royal Infirmary and Scottish Parliament. Regular bus services run to the City Centre and other areas, whilst Waverley Railway Station and the City Bypass are both within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.