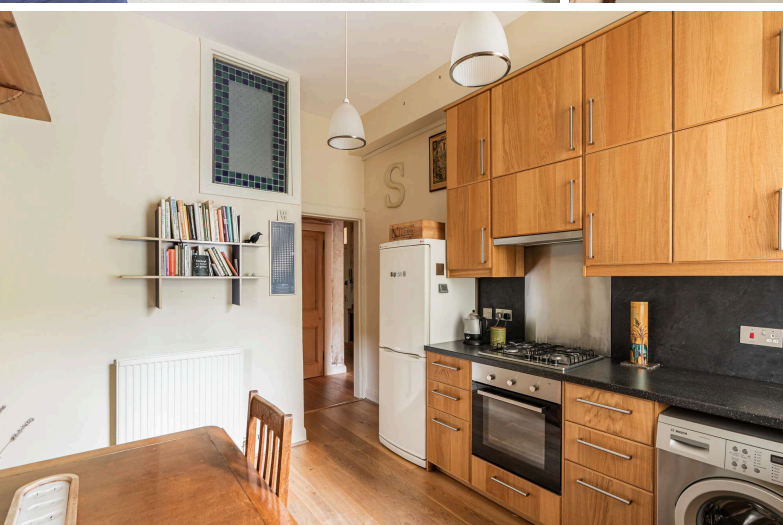




2/2 Montague Street
Edinburgh, EH8 9QU

- Spacious two bedroom ground floor flat
- period features
- no upper chain
- EPC: Band D
- Council tax band: D





This bright and spacious, well-presented two bedroom ground floor flat forms part of a traditional stone built tenement building and located in the established south side Newington area of Edinburgh. This charming property has been well cared for and retains many fine period features such as original decorative cornice work, original stained window, natural wood finishes, high ceilings and traditional Edinburgh press cupboards. A particular feature of the flat is the wood burning stove in the living room set on a slate hearth. The spacious and well-proportioned accommodation is in good order with full gas central heating which ensures a comfortable and ambient living environment. The property has its own small private area of garden to the front and to the rear there is a shared garden. Viewing of this delightful property is highly recommended.

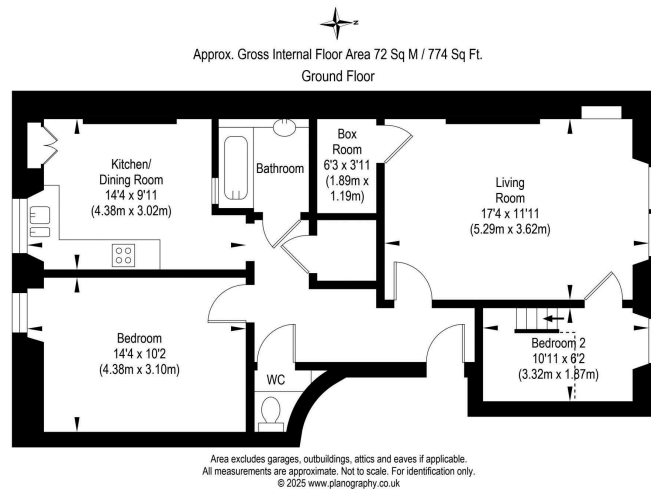
The accommodation comprises of: Hall with good sized storage cupboard and doors leading to all the main rooms. Living room with picture windows to the front which allow lots of natural light to flood in. Doors leading to good sized box room and bedroom two. Kitchen/dining room tastefully fitted with modern range of base and wall mounted units with gas hob, electric oven, cooker hood and fridge/freezer, good space for a kitchen table and chairs. Double bedroom one with original linen cornice and window to rear with operational shutters with a window filling

the room with natural light. Bedroom two to the front with view over Montague Street and fitted out with raised double mezzanine bed. Bathroom with instant shower over bath and wash hand basin. Separate W.C.

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike owing to the excellent amenities on offer and the convenient access to Edinburgh's business centre and the central universities. The area is set against the back drop of Arthur's Seat, one of Edinburgh's most famous landmarks and bordering the expansive green spaces of the meadows. There is a wide choice of eclectic shops available as well as plenty of fashionable bars cafes and restaurants. Regular public transport services run to and from the city centre, the Royal Infirmary and Kings Buildings. Residents zone parking available upon application to the City of Edinburgh Council.

Agents note:

In accordance with the Estate Agents Act 1979, we are obliged to disclose that the seller of this property is a 'connected person' to Sturrock Armstrong And Thomson



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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