



4/2 Montague Street
Newington, EH8 9QU

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Front Garden & Shared Rear Garden
- On-Street Permit & Pay Meter Parking
- EPC Rating – C



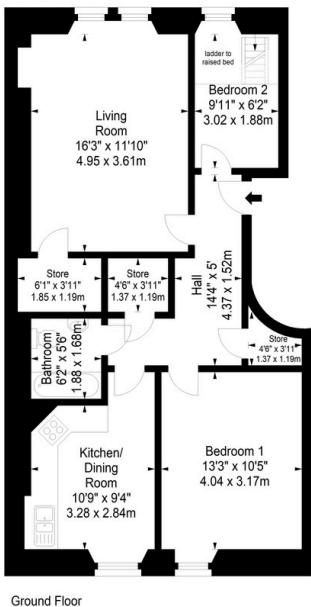
Forming part of a traditional tenement, this bright and well-proportioned ground floor flat is located within the highly sought after area of Newington. The property is a stone's throw from an abundance of excellent amenities including a variety of cafes, restaurants and bars and within easy reach of Edinburgh University. An excellent public transport service passes close by and travels to the City Centre and many other parts of the City. The accommodation which retains period features including ornate cornice and working shutters would make an ideal purchase for the professional person/couple and comprises; secure entry phone system, welcoming hallway with storage, generously proportioned sitting room with twin recessed windows and feature fireplace with box room off, fitted breakfasting kitchen, two bedrooms and bathroom with white suite with shower over. There is a small private garden located to the front with a shared rear garden. On-street permit & pay meter parking is available to the front of the property. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted carpets and floor coverings, cooker, fridge-freezer, washing machine and tumble dryer. All appliances included in the sale are sold as seen with no warranty provided.



Montague Street,
Edinburgh, EH8 9QU



Approx. Gross Internal Area
734 Sq Ft - 68.19 Sq M
For identification only. Not to scale.
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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.

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