



12(3F2) MONTAGUE STREET

NEWINGTON, EDINBURGH, EH8 9QX



1 PUBLIC



2 BED



1 BATH



VMH SOLICITORS

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12(3F2)

MONTAGUE STREET

Attractively presented with subtle interiors enhanced by charming features, this classic top-floor tenement flat promises a delightful city centre home within walking distance of the Meadows, Holyrood Park, and an outstanding array of local shops and attractions. The flat boasts two double bedrooms, a bathroom and separate WC, and generous reception space with a living room and a dining kitchen. Externally, shared access is provided to a south-facing garden, and on-street parking falls under Zone 3.

Features

- Excellent central location
- Tasteful interiors with classic features
- Traditional top-floor tenement flat
- Secure entry system
- Entrance hall
- Generous living room
- Sunny & spacious dining kitchen
- Two double bedrooms
- Bathroom with shower-over-bath
- Separate WC
- South-facing communal garden
- On-street parking (Zone 3)
- GCH



EPC Rating - D

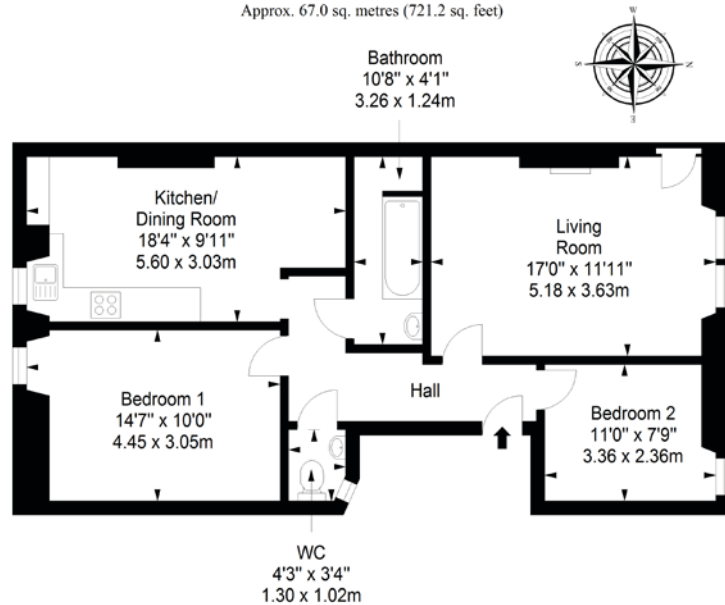
Home Report Value - £ 300,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted carpets and fitted floor coverings, window fittings and light fixtures, the cooker, washing machine, dishwasher, and fridge/freezer to be included in the sale. All furniture also available if desired.

Top Floor
Approx. 67.0 sq. metres (721.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 sq. feet)



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CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.