



8 2F2 Montague Street

NEWINGTON | EDINBURGH | EH8 9QU



MURRAY
BEITH
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8 2F2 Montague Street is a spacious flat on the second floor of a traditional tenement building situated within a sought-after area with an abundance of local amenities. The property retains many period features such as timber flooring, fireplaces and ornate cornicing.

Communal entrance; welcoming hall with shelved cupboard; bright sitting room with fireplace and box room; dining kitchen fitted with a range of wall mounted and floor standing units and space for a table and chairs; principle double bedroom; double bedroom 2; family bathroom with a white two-piece suite comprising wash hand basin and bath with shower over; separate WC.

Communal garden to the rear of the building.

Both permit parking, (Zone 3), and metered parking is available locally.

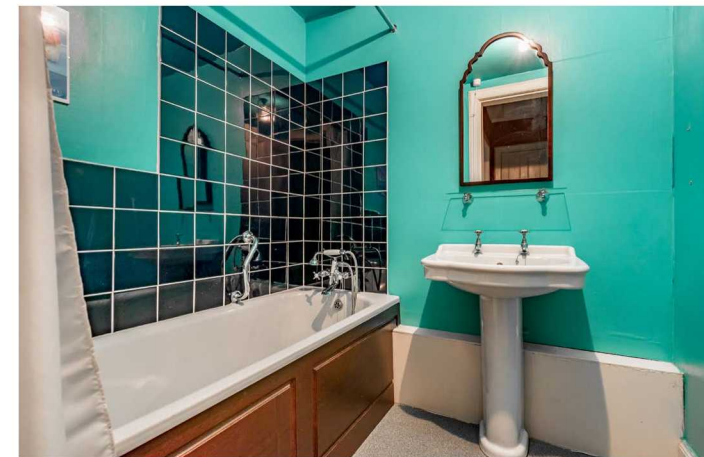
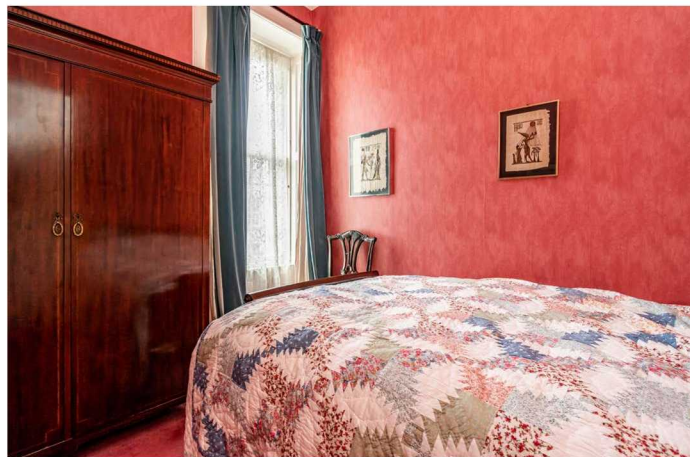
From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

Extras

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen".

This is an executry sale and no warranties will be given regarding white goods.

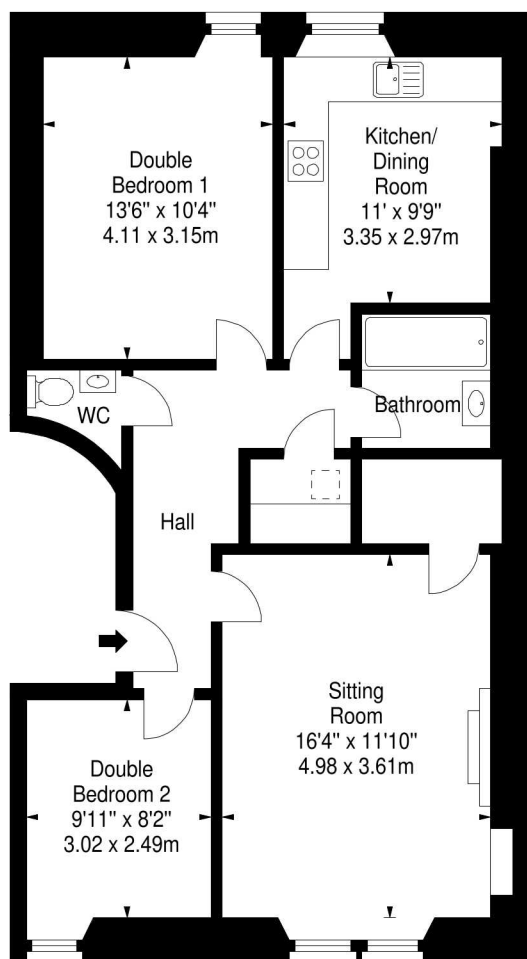




Montague Street, EH8 9QU



Approx. Gross Internal Area
752 Sq Ft - 69.86 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Second Floor



Location

Montague Street sits in the popular district of Newington, a highly sought-after residential neighbourhood approximately 1 ½ miles to the south of the city centre. The area is served by an excellent range of local amenities, including a wide selection of shops, bars and restaurants on Clerk Street. Leisure and recreational facilities include Arthurs' Seat and the wide-open spaces of Holyrood Park and are accessible directly from St. Leonards Bank. The Royal Commonwealth Pool and leisure complex, the Meadows, several golf courses and the Hermitage of Braid and Blackford Hills are also all easily accessible. Within easy reach is more comprehensive shopping at Cameron Toll with its multitude of shops including a Sainsbury superstore. A number of other retail parks a short bus or car journey away and there is good road access to the City Bypass and to the main motorway network of central Scotland. An excellent bus service connecting to the City Centre is available from St. Leonards Street and Clerk Street and the location is convenient for those working or studying at the Edinburgh University campuses, the Royal Infirmary and the Scottish Parliament. Local schooling includes Preston Street Primary and James Gillespie's High School, as well as a range of private schools also within easy reach.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.