



Solicitors & Estate Agents










Fixed Price

£285,000

14/5 Montague Street

Newington | Edinburgh | EH8 9QX

Located within the enviable Newington district of the city, this delightful 2nd floor traditional flat forms part of a handsome tenement, situated just moments from excellent transport links, a host of shops and services with the fantastic open space of The Meadows just a short walk away together with many Edinburgh University campuses.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Metered & permit parking
-  EPC Rating –E
-  Council Tax Band - D



Description

This lovely, light filled home offers generously proportioned accommodation throughout, enjoying a pleasant open leafy aspect to the rear over communal garden grounds. The property shall undoubtedly appeal to many including professionals or rental investors and merits internal viewing to be fully appreciated. Accessed via a secure entry phone system and well maintained communal stair, the accommodation comprises; entrance hallway with good storage provisions, sizeable front-facing lounge with decorative fireplace (the fire is currently not in working order and shall be sold as seen) and built-in press, versatile box room offering superb storage, separate modern kitchen with appliances, two double bedrooms, bathroom and WC apartment.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood. The dishwasher and laundry pulley are also included. In addition, there is a built-in desk within the lounge and a bed within the main bedroom which can be included in the sale if desired.

Gardens and parking

There is a communal garden located to the rear of the tenement and for the car owner, metered and permit parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

Montague Street forms part of the enviable Newington district of the city, a stone's throw from an excellent range of shops, services, restaurants and bistros. The property is well positioned for access to Edinburgh University (George Square and Kings Buildings), Queens Hall and National Library with recreational facilities on hand including Royal Commonwealth Pool, the Festival Theatre and the vast open greenery of the Meadows and Holyrood Park, as well as Blackford Hill, are all within easy reach. A range of bus services provide quick and easy access into the City Centre and there is good road access to the city bypass with excellent connections to the motorway network.

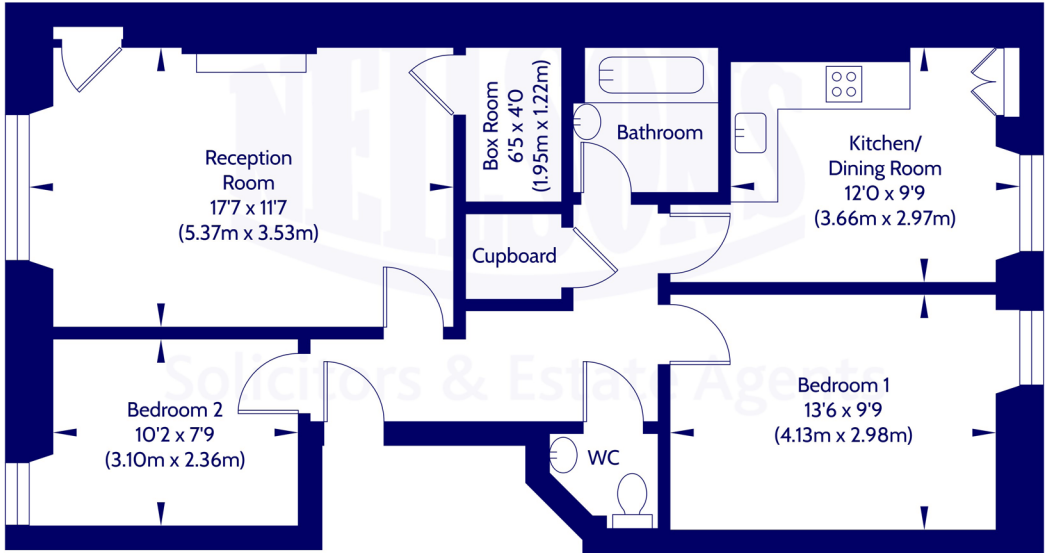


Approx. Internal Area 69.72 Sq M / 750 Sq Ft.

Not to scale. For identification only.

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Second Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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