



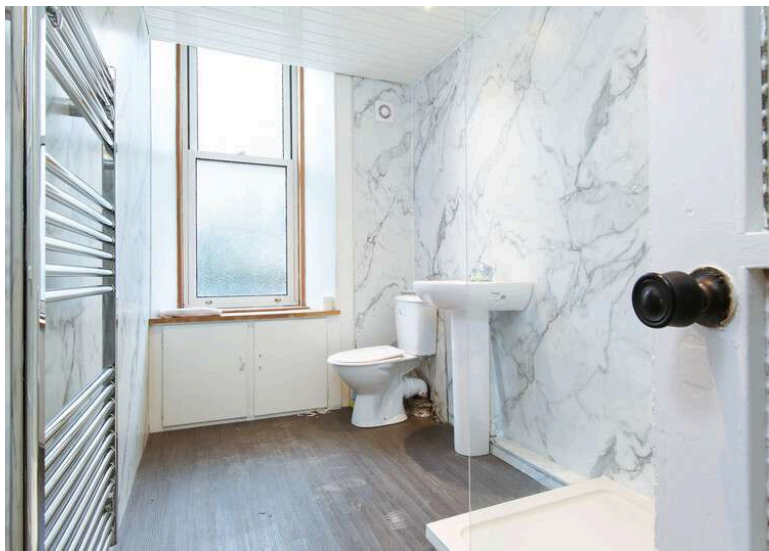
18/2 Montague Street  
Newington, Edinburgh, EH8 9QX



VMH SOLICITORS



Double Bedroom



# 18/2

Montague Street

Easily manageable and well proportioned ground floor flat which forms part of a handsome traditional tenement in the popular and highly regarded Newington district of the city.

- Reception hall
- Twin windowed sittingroom
- Boxroom
- Kitchen/diningroom
- Double bedroom
- Showerroom
- Electric heating
- Double glazing
- Communal rear garden
- Zoned permit parking

Home Report: £260,000

EPC Rating: F

The flat is entered off a well kept common stairway with security entryphone and offers flexible accommodation comprising reception hall, lounge, fitted kitchen/dining room, double bedroom, box room and shower room. Electric heating and double glazed windows should help combine comfort and economy.

There is a small area of private garden ground to the front of the building and the use of a sunny shared garden to the rear. Zoned permit parking is available on Montague Street and in the adjacent streets.

In summary, it is anticipated that this home prove to be of particular interest to perhaps the professional couple, first time buyer, investor or down-sizer and early viewing is highly recommended to fully appreciate what is on offer.

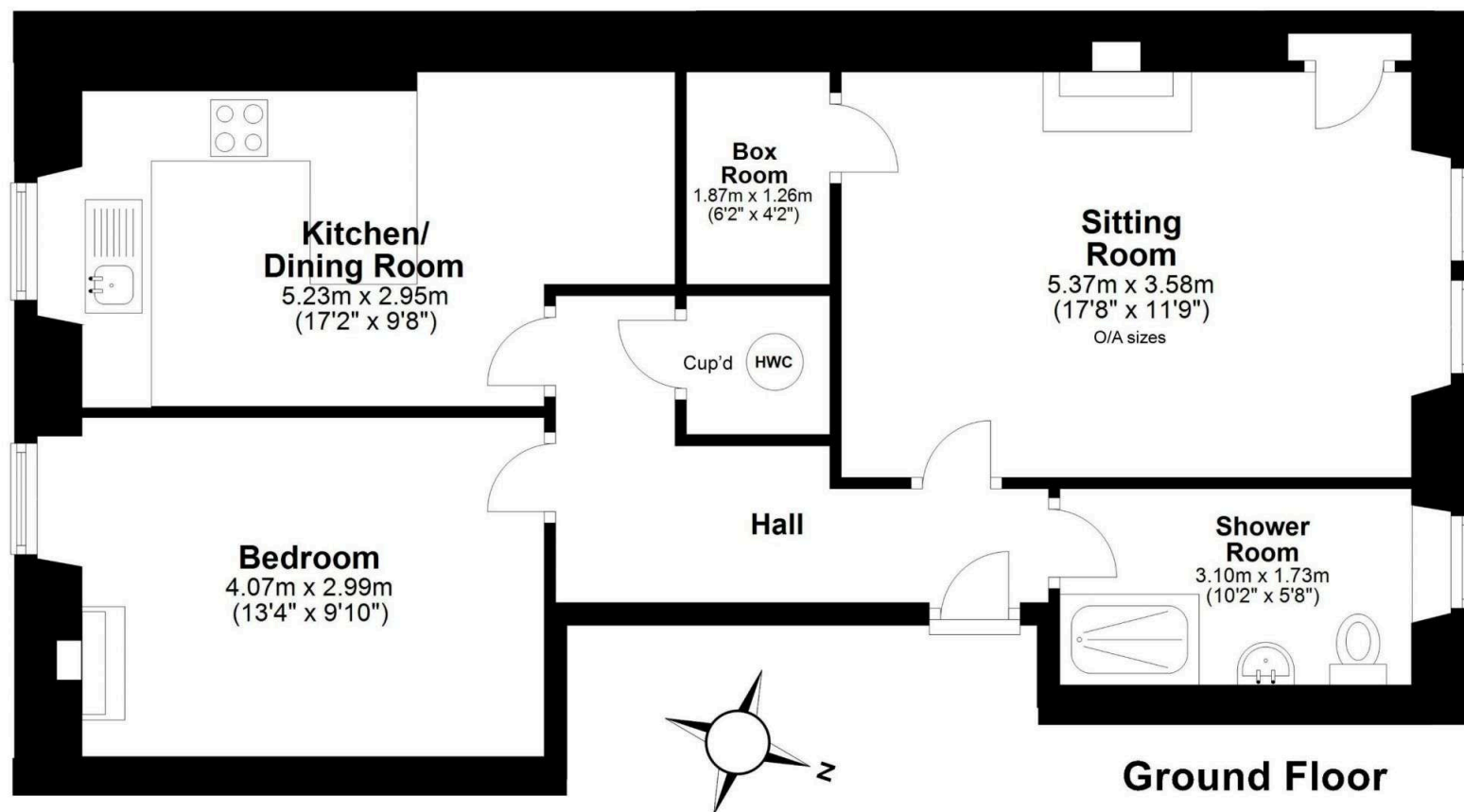
Extras: to include all fitted flooring, light fittings, hob, oven, cooker hood, fridge/freezer and washing machine. Please note no warranties will be given as to the working order of the appliances.



Located on the south side, approximately two miles from the city centre, Newington offers an array of housing options, from traditional tenements to grand villas, suiting every stage of life, and is popular with students due to its fantastic proximity to The University of Edinburgh campuses.

This diverse demographic is reflected in the dynamic social scene and atmosphere, which is fuelled by an exciting blend of artisan coffee shops, pubs, bars, and cuisine from all corners of the globe.

Newington is also home to a wealth of cultural attractions, namely the Festival Theatre, the Queen's Hall and Summerhall multi-arts complex. There are excellent public transport links, and Waverley Train Station is within easy reach.



VMH SOLICITORS

[WWW.VMH.CO.UK](http://WWW.VMH.CO.UK)

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: [property@vmh.co.uk](mailto:property@vmh.co.uk)

DX: 552210, Edinburgh 68

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.