



lindsays

17A Montague Street,
Newington, Edinburgh EH8 9QT

"Spacious well-located lower ground main door flat in popular area with small area of private garden"

- Lower ground main door flat
- Popular Newington location
- Sitting room
- Two double bedrooms
- Fitted kitchen
- Shower room
- Front courtyard and cellar
- Spacious shared rear garden
- Small area of private rear garden
- Gas central heating

EPC Rating C

OFFERS OVER £275,000



Description

A spacious and well-located lower ground main door flat within the popular Newington area. The property is ideally placed for access to many amenities including Holyrood Park, The Commonwealth Pool, The University of Edinburgh and the Festival Theatre. Access is via a stone stair into the front courtyard with cellar. The front door opens into a vestibule leading to the hallway. To the front is the sitting room whilst both well-proportioned double bedrooms are quietly positioned to the rear. Off the hallway are the kitchen and the shower room. Included in the kitchen are the electric oven and hob as well as the fridge/freezer. The property benefits from gas central heating as well as access through the neighbouring stair to a spacious communal garden to the rear. There is a small strip of the rear garden (the sloped area nearest the property) which is private to this property.

Area

Newington is a thriving community in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The area is set against the backdrop of Arthur's Seat, one of the City's famous landmarks and also borders the green expanse of the Meadows. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Medical School, the new Children's Hospital and the Scottish Parliament are all easily accessible.

Viewing

By appointment contact Lindsays on 0131 229 4040



Montague Street,
Edinburgh, EH8 9QT

SquareFoot

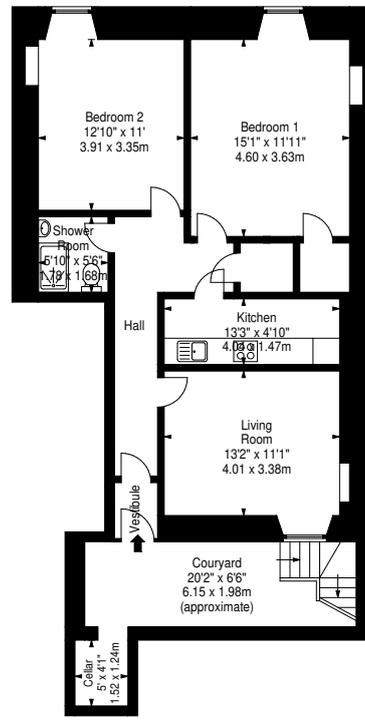
Approx. Gross Internal Area
775 Sq Ft - 72.00 Sq M

Cellar

Approx. Gross Internal Area
20 Sq Ft - 1.86 Sq M

For identification only. Not to scale.

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Basement Level

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.