



1f1, 24 Montague Street, Newington, Edinburgh, EH8 9QX

Tastefully Presented and Spacious, Two-bedroom, First-Floor Flat, with a View to the Salisbury Craggs

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Property Description

Tastefully presented and spacious, two-bedroom, first-floor flat, with a view to the Salisbury Crags. Forming part of a traditional stone-built tenement, located in Edinburgh's desirable Newington area, just south of the city centre.

Comprises an entrance hallway, a living/dining room, a kitchen, two double bedrooms, an en-suite shower room, a bathroom and a WC.

Ideally placed for the Universities, plentiful amenities and transport links, together with access to the open green spaces of Holyrood Park. This flexible period property features tall ceilings, ornate cornice work, a fitted kitchen with appliances and varnished wood flooring.

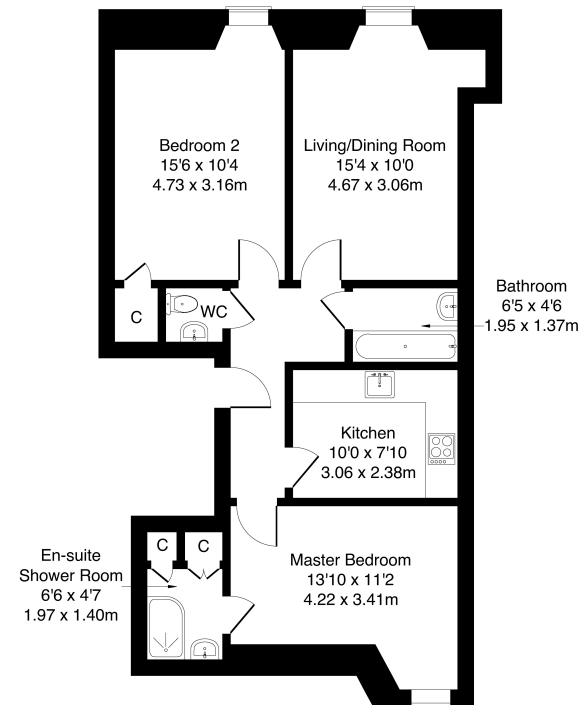
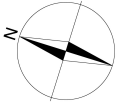
Further highlights include an impressive lounge fireplace, gas central heating, modern double glazing, and stripped wood-panelled doors.

There is a secured entry system, a shared garden to the rear and zoned parking to the front and surrounding streets.

An entrance hallway welcomes you into the property with contemporary flooring, providing access to all rooms throughout the home, with a convenient WC located just off to the side. The living room continues the same flooring from the hallway and is finished with light, tasteful décor throughout, featuring a fireplace that creates a warm and comfortable environment, perfect for both relaxing and entertaining guests. The kitchen is finished with wood-effect flooring, granite-effect countertops, a splashback, a stainless steel sink with drainer, an electric hob with cooker, washing machine, and fridge/freezer.

Both bedrooms benefit from large windows, allowing plenty of natural light to fill the space, while built-in cupboards provide excellent additional storage. The principal bedroom further benefits from an en suite shower room with an electric shower for added convenience. Completing the property is the family bathroom, fitted with a two-piece suite and a shower over the bath.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Newington lies roughly two miles south of the city centre and offers a variety of local amenities for everyday needs, including specialist shops and a lively mix of bars, restaurants, and cafés. The popular Cameron Toll Shopping Centre provides a range of high-street shops and a Sainsbury's superstore. Princes Street and George Street, with all the major city shopping, are within easy walking distance, as are central travel hubs such as Waverley Railway Station and St Andrew's Square

for onward connections. The area is conveniently located for Edinburgh University, the Royal Infirmary, and the Scottish Parliament. Leisure opportunities and open green spaces include Holyrood Park and Arthur's Seat, Blackford Hill, The Meadows, and the Royal Commonwealth Pool, a former Commonwealth Games venue. Well-regarded schools cater for all levels, and frequent public transport links provide easy access across the city.





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