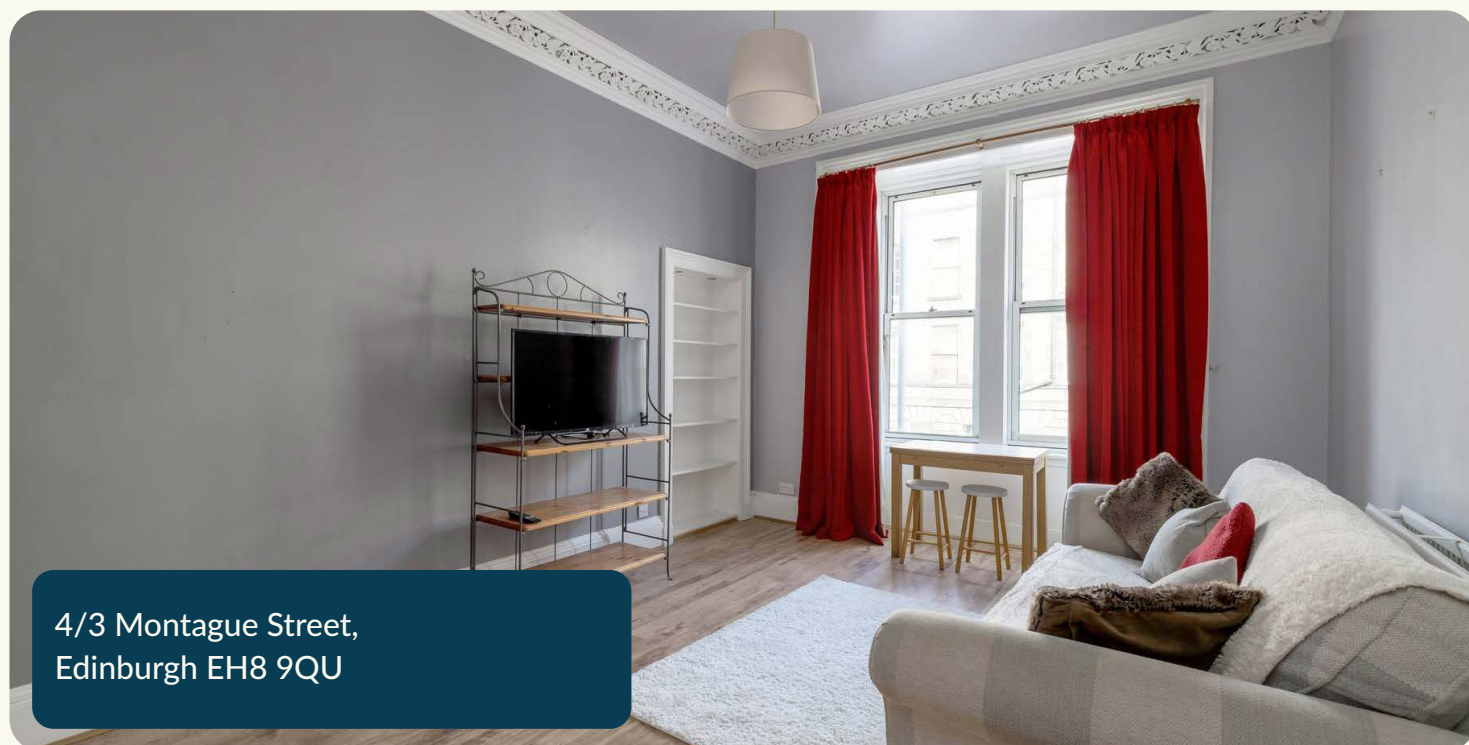




4/3 Montague Street,
Edinburgh EH8 9QU



A spacious first floor flat enviably located close to both Holyrood Park and the Meadows

 2 Bed  1 Bath  1 Reception

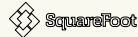
A spacious first floor flat situated within a traditional tenement located in the sought after area of Newington close to excellent amenities and within easy reach of the City Centre. This delightful property benefits from gas central heating and double glazing, and offers a centrally located home positioned between the open expanse of the beautiful Holyrood Park and the Meadows. In brief the accommodation comprises; welcoming hall with storage cupboard, twin windowed sitting room with ornate cornicing, fully fitted kitchen with breakfast bar, principal double bedroom with window to the rear, second bedroom, useful boxroom/study, modern shower room, and separate wc.

Features

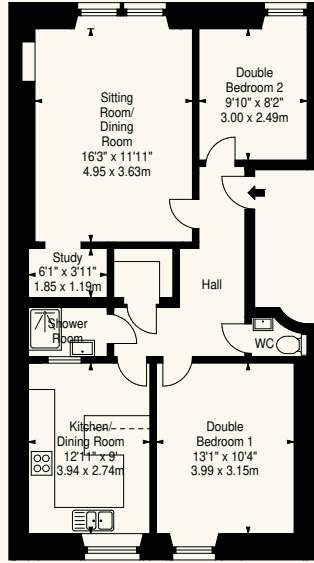
- Twin windowed sitting room
- Fully fitted breakfasting kitchen
- Two bedrooms
- Boxroom/study
- Modern shower room
- Separate wc
- Gas central heating
- Double glazing
- Communal garden
- Residents permit parking
- EPC Rating C

Offers Over £295,000

Montague Street,
Edinburgh,
Midlothian, EH8 9QU



Approx. Gross Internal Area
754 Sq Ft - 70.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



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.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.