



6 (1F3) MONTPELIER TERRACE

Bruntsfield, Edinburgh, EH10 4NF



1

Public Room



3

Bedrooms



1

Bathroom



6 (1F3) MONTPELIER TERRACE

Offering an attractive city home in desirable Bruntsfield—within the Marchmont, Meadows, and Bruntsfield conservation area—this first-floor flat forms part of a traditional tenement building and boasts wonderful open views. The property features a large living room, a dining kitchen, three bedrooms, and a bathroom. It is well-presented with neutral décor, enhanced by lovely period features and modern fixtures and fittings. Externally, it enjoys access to a well-maintained shared garden.

A secure shared entrance and stairwell lead to the flat's front door on the first floor. Inside, you are welcomed by a hallway (with built-in storage) that immediately sets the tone for the interiors to follow, with an elegant contemporary palette and warm solid oak flooring. The impressive living room enjoys generous proportions, a high ceiling, and a large bay window, flooding the space with natural light. Period features—including a handsome fireplace, a traditional open Edinburgh press, a picture rail, and detailed cornicing—add character and charm.



EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

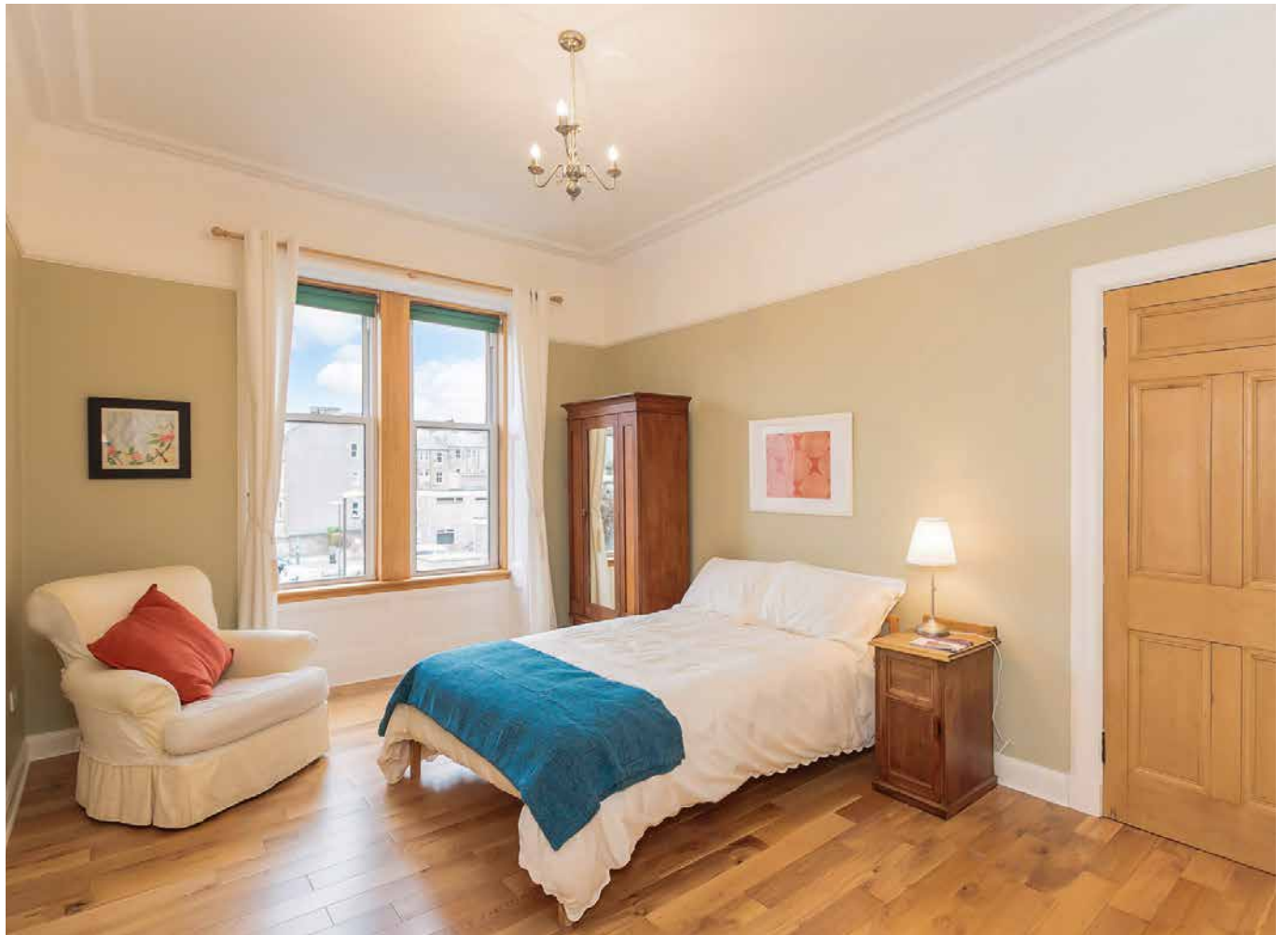
- Traditional first-floor flat in Bruntsfield
- Within the Marchmont, Meadows and Bruntsfield conservation area
- Secure shared entrance and stairwell
- Well-presented interiors and period details
- Hallway with built-in storage
- Impressive living room with fireplace
- Spacious dining kitchen
- Three well-proportioned bedrooms
- Attractive, modern bathroom
- Well-maintained shared garden
- Controlled on-street parking (Zone S3)

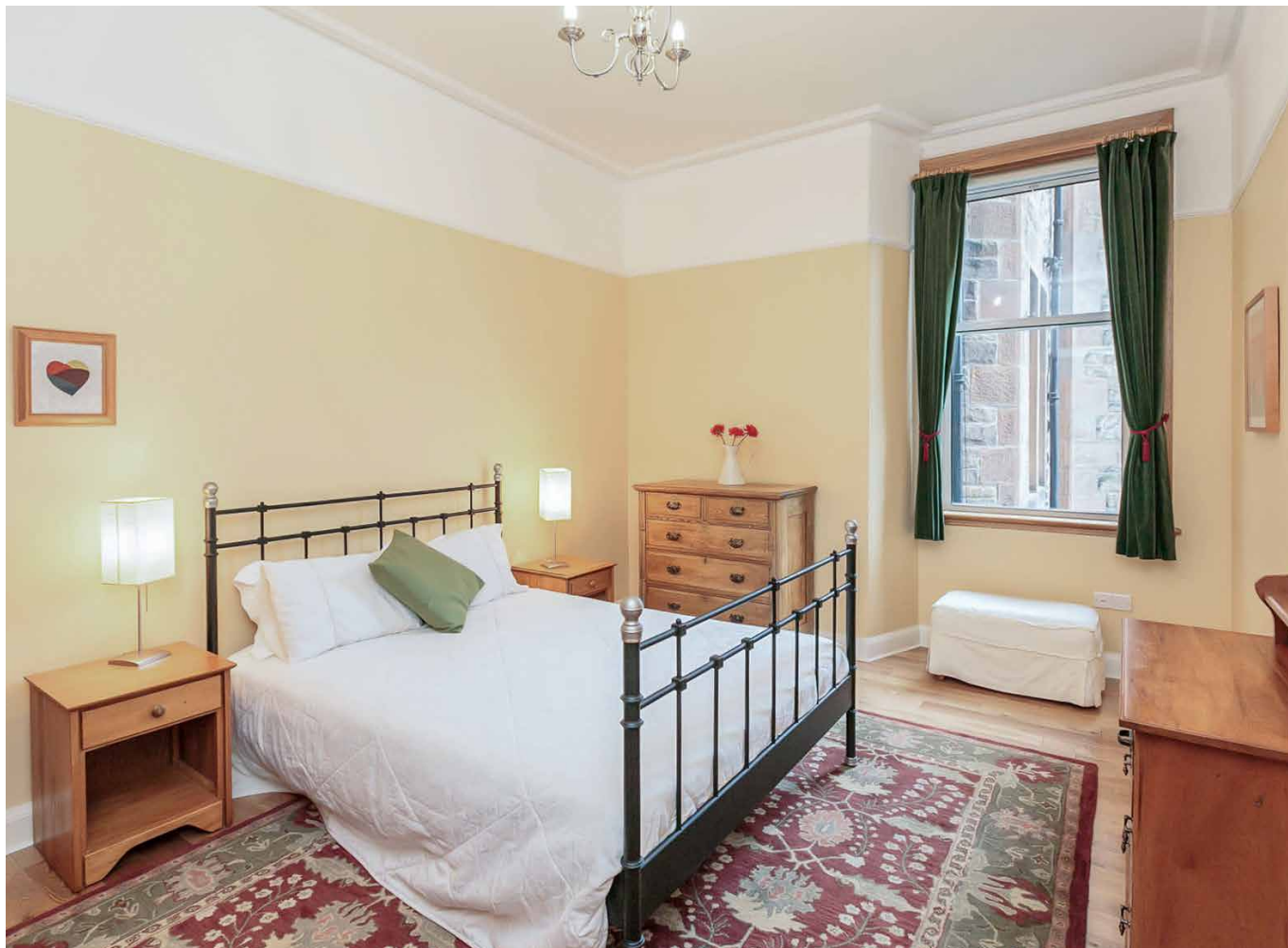




Across the hall, the south-facing kitchen combines classic and contemporary design. Sleek white cabinetry is paired with solid wood worktops and tiled splashbacks, while a central dining area is nestled beside a striking stone fireplace with a wooden mantel and flanked by an Edinburgh press.









All three bedrooms echo the home's cohesive design, offering tranquil, light-filled spaces with wood flooring and ample room for furniture. Finally, the stylish bathroom completes the accommodation and comprises a rolltop bath with an overhead shower, a pedestal basin, a WC, a mirrored vanity cabinet, and a towel radiator.

Externally, the flat enjoys access to a well-maintained shared garden, whilst controlled parking on Montpelier Terrace falls under Zone S3.

Extras: Integrated kitchen appliances comprising an oven, gas hob, extractor hood, dishwasher, and washing machine, as well as a freestanding fridge/freezer, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



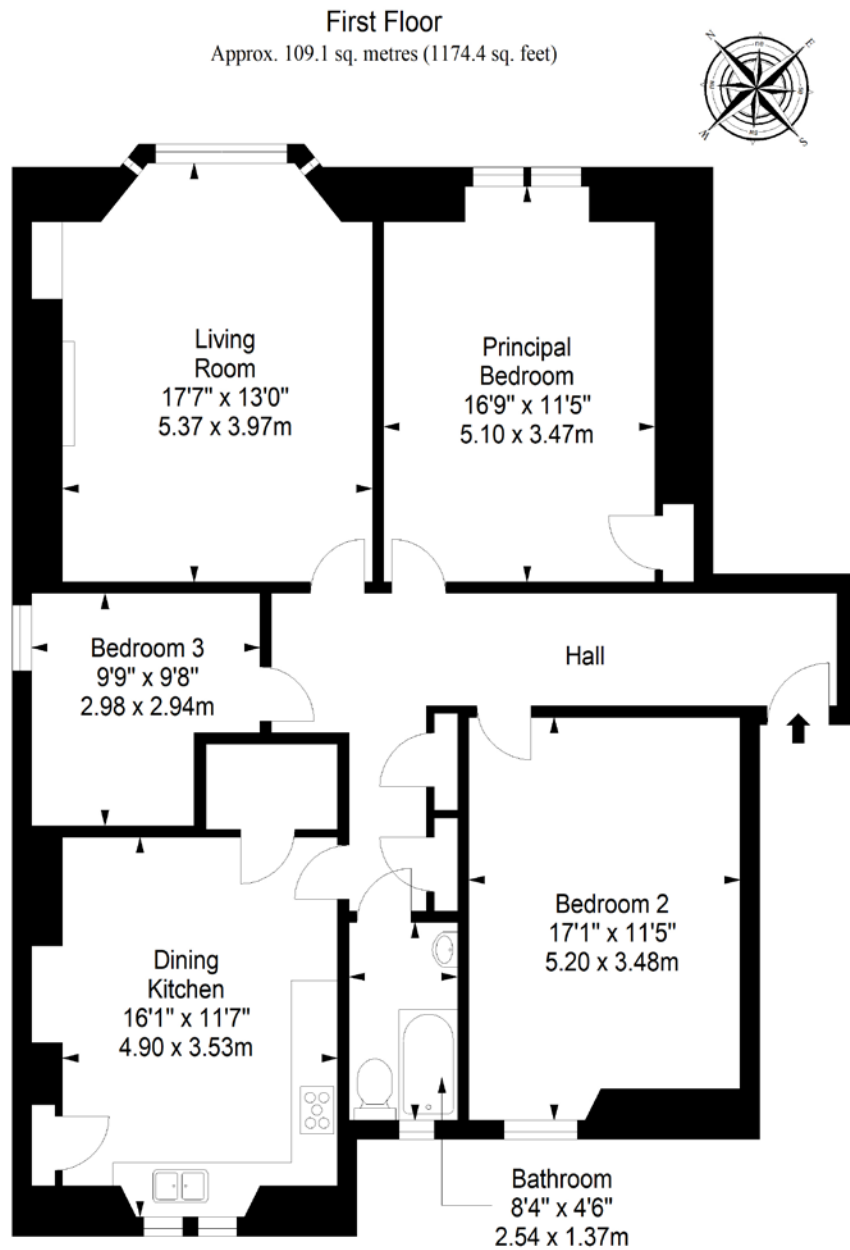




BRUNTSFIELD

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quatermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crag are also nearby for brisk walks and stunning skyline views over the capital. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

FLOORPLAN



Total area: approx. 109.1 sq. metres (1174.4 sq. feet)



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