



45/6 Montpelier Park,  
Bruntsfield, Edinburgh, EH10 4NB

CALL US ON 0131 447 4747



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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Spacious and welcoming reception hall.
- Attractive living room with bay window & feature fireplace.
- Open outlook to front.
- Dining kitchen with appliances & larder storage cupboard.
- Partial views to Edinburgh Castle at rear.
- Good sized double bedroom with feature fireplace.
- Spacious four-piece bathroom with shower.
- Box bedroom.
- Gas central heating.
- Many original features.
- Communal gardens to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A superb second floor flat situated in the highly regarded and much sought after Bruntsfield district of the city, ideally positioned for access to an excellent range of local amenities and a short journey to the South of Edinburgh City Centre. The property would be suitable for a professional person or couple.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

D.  
APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.  
APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.  
WITHIN 200 METRES.

## LOCATION

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre and is considered one of Edinburgh's most sought-after suburbs. Bruntsfield along with neighbouring Morningside offers an excellent array of amenities including fashionable bars, popular restaurants, banks, fine dining, convenience stores and speciality shops. For larger shopping requirements there are nearby Waitrose store and an M&S Food in Morningside. Recreational spaces in the area include the delightful Meadows which has excellent tennis courts and a large children's play park and Bruntsfield Links which has a pitch and putt area. Edinburgh city centre is within easy walking distance and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Bruntsfield offers highly regarded state schooling at both primary and secondary level along with excellent private schooling, it is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND WASHER/DRYER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE FREESTANDING WARDROBES WITHIN THE BOX BEDROOM WITH BE INCLUDED IN THE SALE PRICE. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE FOR NEGOTIATION.



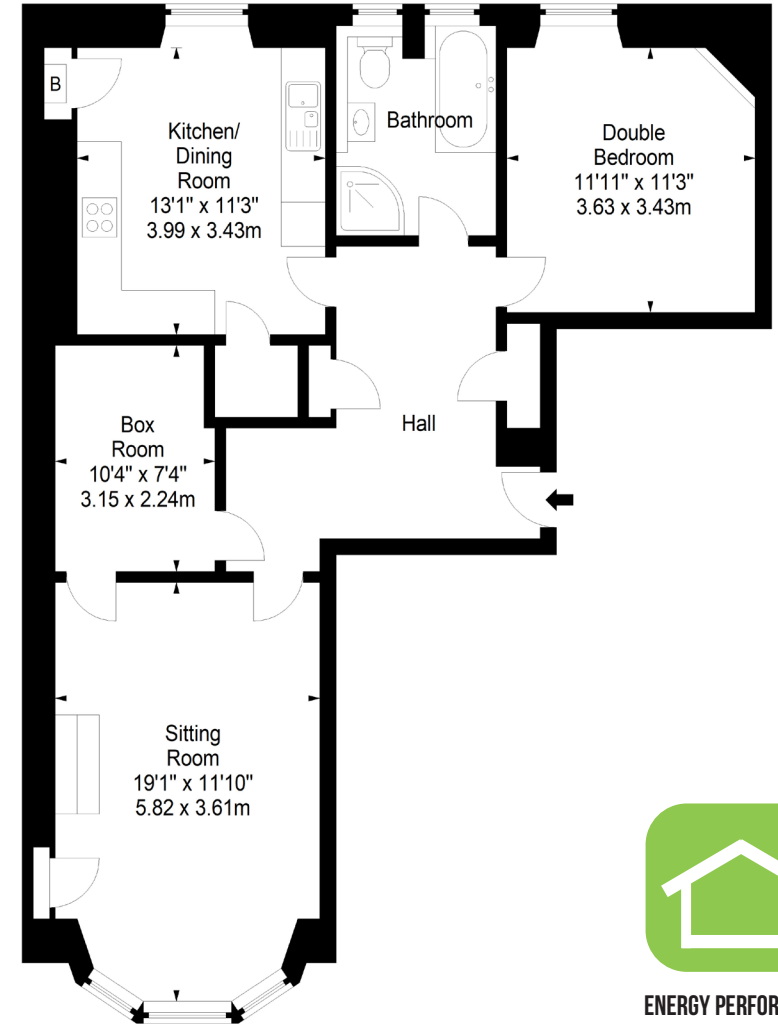
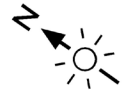




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Approx. Gross Internal Area  
864 Sq Ft - 80.27 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.