

56, 1F3 Montpelier Park
EDINBURGH, EH10 4NH

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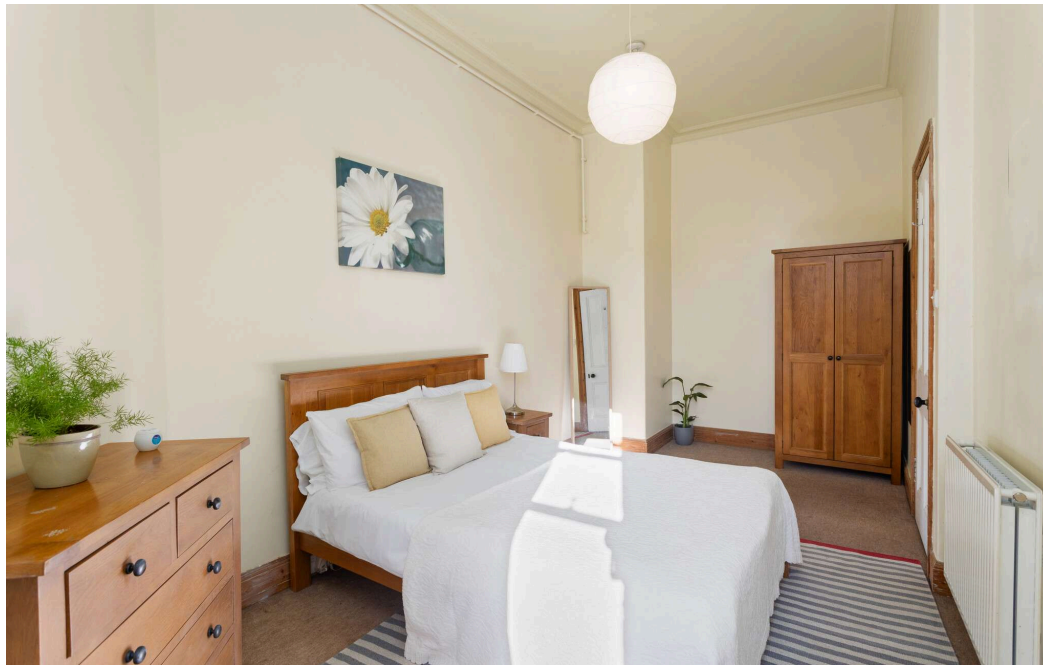
"56, 1F3 Montpelier Park is a rarely available, well-proportioned two bedroom first flat"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIR
- HALLWAY
- LIVING ROOM
- KITCHEN/DINING ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PERMIT OR METERED PARKING
- SHARED REAR GARDEN









LOCATION

Bruntsfield is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas, all within walking distance. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



DESCRIPTION

56, 1F3 Montpelier Park is a rarely available, well-proportioned two bedroom first flat forming part of a traditional tenement building, this impressive and superbly presented flat is located in the much sought after residential area of Bruntsfield. Accommodation comprises: secure shared stairwell; neutral decorated hallway enhanced by handsome wood flooring; impressive living room enhanced by beautifully-detailed cornicing and a ceiling rose, this wonderfully bright and spacious reception area is extended by a large bay window allowing morning sun to stream in and creating the perfect space. At the focal point of the room is a striking period fireplace, flanked by an Edinburgh Press; continuing along the hall, you reach the kitchen/diner. The kitchen is fitted with a good selection of wall and base cabinets. A pantry cupboard offers additional storage, while the adjoining utility area provides space for laundry appliances; two double bedrooms, both of which enjoy muted décor and a contemporary bathroom with electric shower over the bath and heated towel rail.

Further benefits include gas central heating, partial double glazing, shared rear garden, permit or metered parking, good local amenities and excellent transport links

The energy efficiency rating for this property is band C

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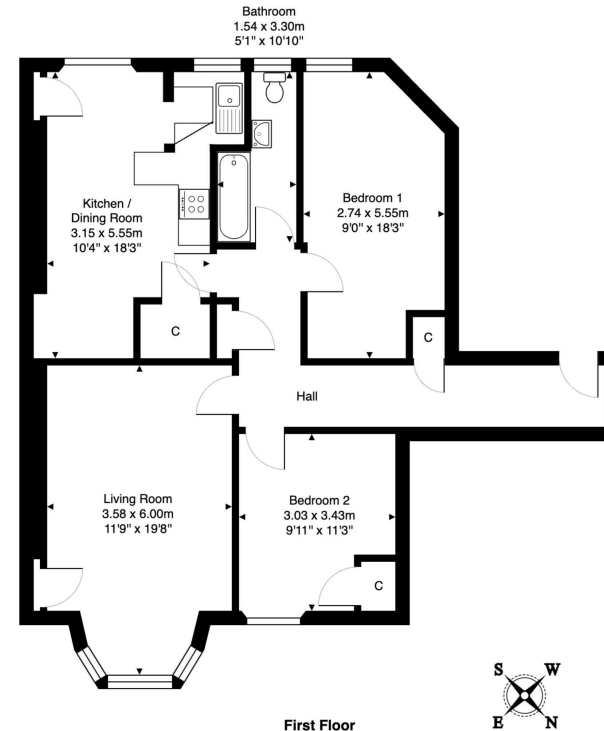


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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 85.2 m² ... 917 ft²

All measurements are approximate and for display purposes only.

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