





Welcome

Welcome to Montpelier Park, McDougall McQueen are delighted to present to the market this fabulous, well-proportioned three bedroom third (top) floor flat retaining many period features and boasts the most stunning and impressive uninterrupted panoramic views of Edinburgh Castle. The property forms part of a traditional tenement building with a secure entry system and communal gardens to the rear, permit and metered parking is available. The property is ideally located in the heart of Bruntsfield, a much sought-after and popular area of Edinburgh lying close to the city centre, Bruntsfield offers an excellent choice of shops, bars and restaurants, along with highly regarded schooling and swift transport links, the beautiful and iconic Meadows area is only a short stroll. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway
- Front facing living room
- Impressive dining kitchen fully equipped
- Three bedrooms
- Bathroom presented a shower room with a utility area
- Gas central heating
- Sash and case windows
- Secure entry system
- Communal rear garden
- Permit and metered parking available







Bruntsfield

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

client is happy to sell as seen.





Get in touch

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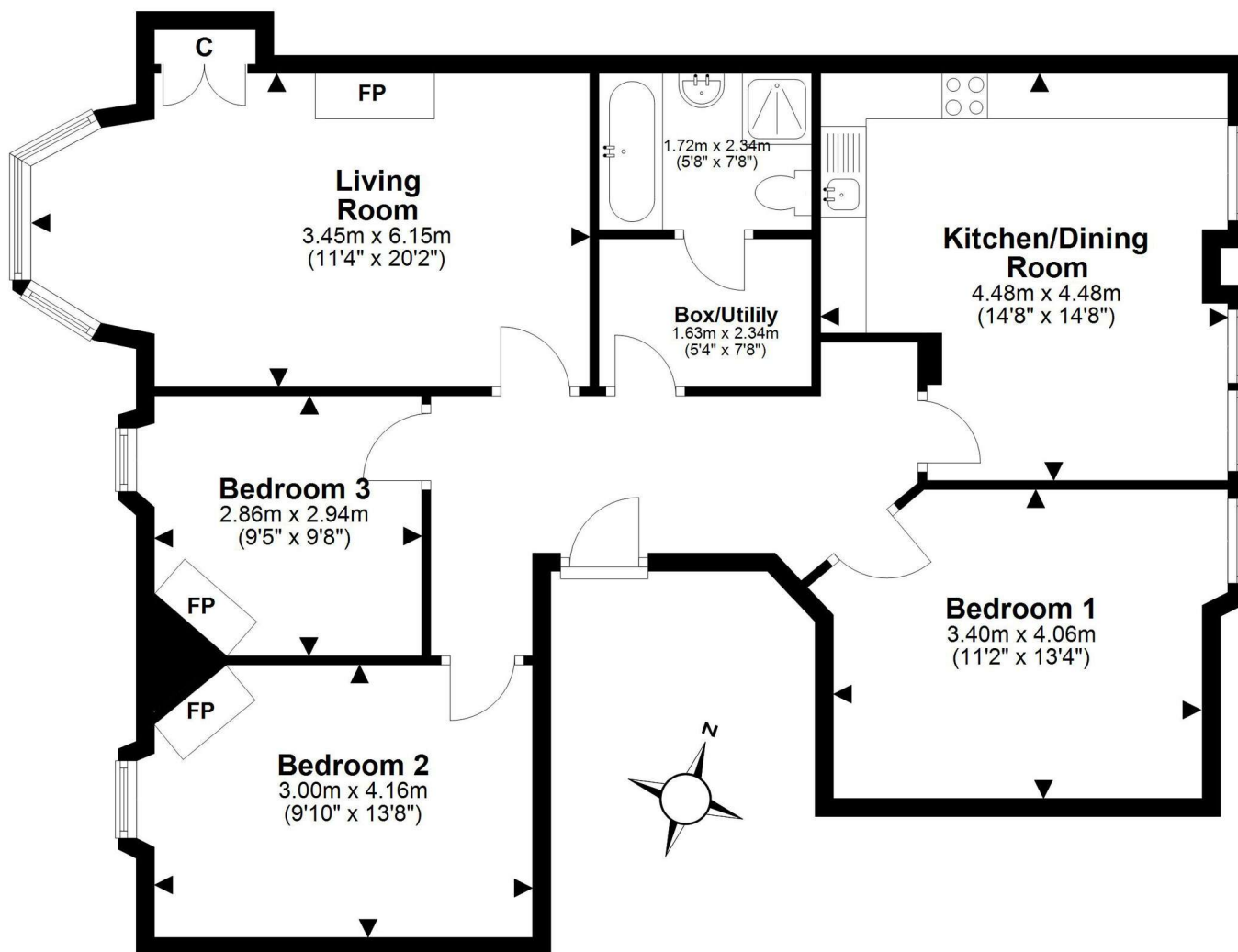
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.