



20/5 Montpelier Park

Bruntsfield, Edinburgh, EH10 4NJ



VMH ESTATE AGENTS



Impressive, bright third floor flat located in the desirable area of Bruntsfield

- Elegant sitting room with bay window
- Kitchen/dining room
- Double bedroom 1
- Double bedroom 2
- Box room with mezzanine bed
- Bathroom
- Lovely views of the Pentland Hills
- Shared rear garden
- Permit parking
- Gas central heating



Offers Over: £375,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Forming part of a Victorian tenement, this superb third floor flat benefits from having all the amenities of vibrant Bruntsfield on the doorstep. There are also lovely open views to the Pentland Hills over the shared garden to the rear.

The accommodation is generously proportioned and bright and complemented by some charming period features such as stripped and varnished floorboards, decorative cornicing, natural wood finishes and attractive fireplaces.

Extras

Included in the sale price are all fitted floor coverings, curtains, light fittings, hob, oven, fridge, fridge/freezer, dishwasher and washing machine.



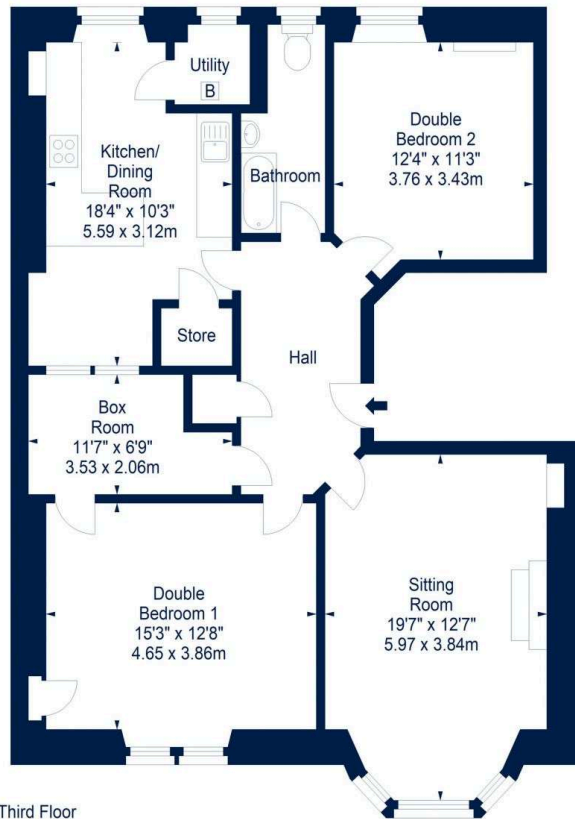


Location

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.



20 Flat 5 Montpelier Park, Edinburgh, Midlothian, EH10 4NJ



Third Floor

Flat - Approx. Gross Internal Area - 1051 Sq Ft - 97.64 Sq M

For identification only. Not to scale. © SquareFoot 2025





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