





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



92 (1f3) Montpelier Park
Edinburgh, EH10 4NG

Hall
Lounge with bay window
Kitchen/Dining room
Utility room
Two double bedrooms
Bathroom
Well-kept shared rear garden
Original features
Gas central heating

EPC: C
Council tax band: E

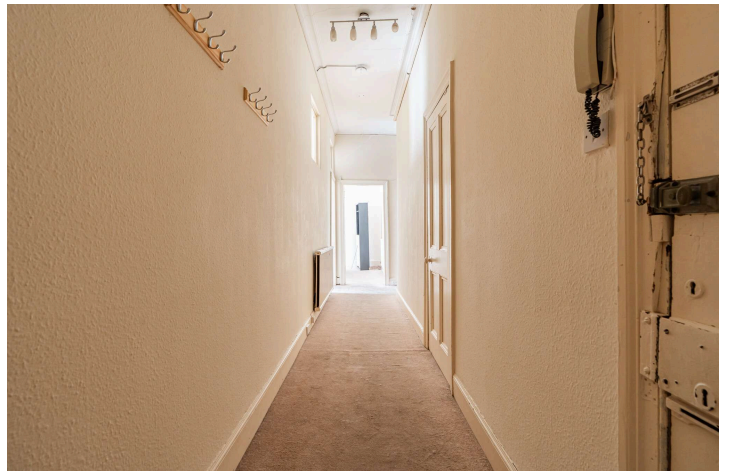
The subject of sale forms a traditional two bedroom first floor flat, part of a stone built Victorian tenement building and quietly located in the much sought after residential area of Bruntsfield. This spacious and well-proportioned property offers great potential as it is now in need of some general upgrading and modernisation. The property provides an excellent opportunity for those seeking a home of character as many fine period features have been retained including decorative cornice work and a traditional fireplace in the sitting room. Flats such as this are also ideal investments for those seeking a buy-to-let property as the area is within walking distance of Napier University and Edinburgh University. A particular feature of the property is the well-kept shared rear garden. Full gas central heating has been installed ensuring a comfortable and ambient living environment.

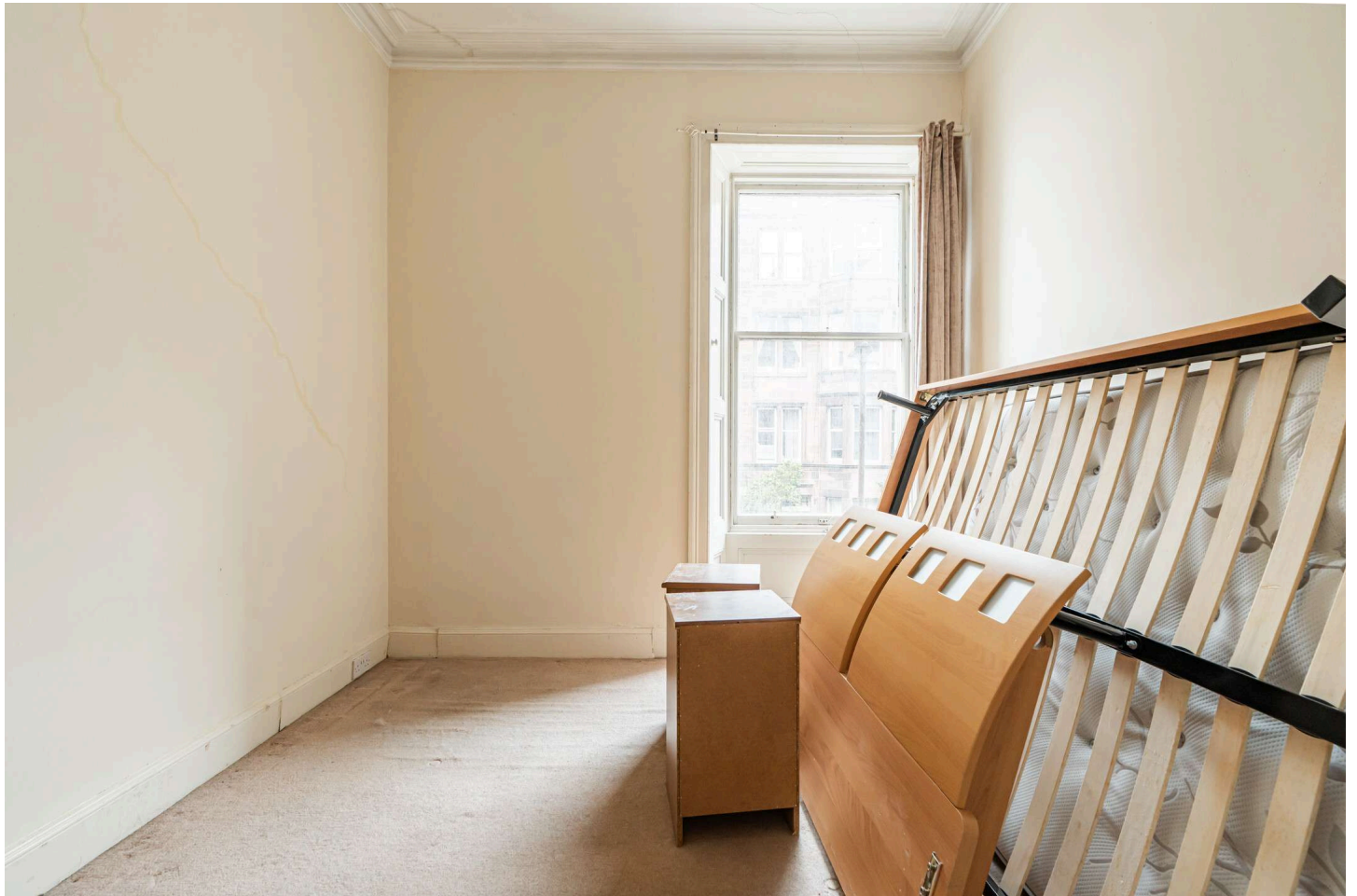
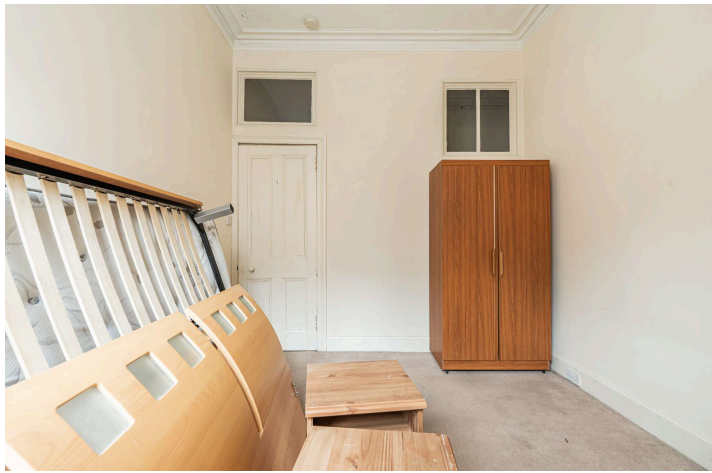
The well-proportioned accommodation comprises: hall, spacious lounge with bay window to front, kitchen with base and wall mounted cupboards, good sized dining area and walk-in storage cupboard and utility room, double bedroom one to the rear with outlook over shared rear gardens, second double bedroom to the front and bathroom. Well maintained shared rear garden to the rear.

Situated in the heart of Bruntsfield, the property is so well placed for close proximity to an excellent range of excellent shops and amenities which include Newsagents, Chemist, a Butcher, Baker, Cafés and bistros, speciality shops and as well as, Restaurants and Bars. There is also a Waitrose Supermarket and Marks and Spencers Food on Morningside Road. The lovely leafy open spaces of Bruntsfield Links and The Meadows offer many pleasant walks as well as a number of recreational amenities. Entertainment is well served by the Dominion Cinema, Church Hill Theatre and the Kings Theatre are all of which are close at hand. Bruntsfield Gardens is also well placed for easy access to Napier University, the Royal Edinburgh Hospital and Astley Ainslie Hospital. There are good schools within the local catchment area which include Bruntsfield Primary School and Boroughmuir High School. Regular public transport services operate to and from the City Centre and to surrounding areas. The local area offers permit zone parking available for residents upon application to the City of Edinburgh Council.







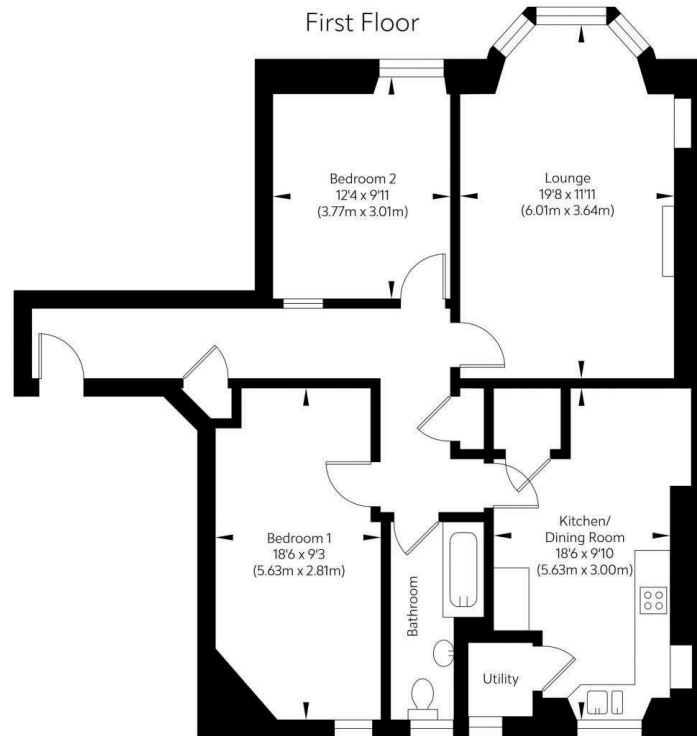






Approx. Gross Internal Floor Area 88.41 Sq M / 952 Sq Ft.

First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



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