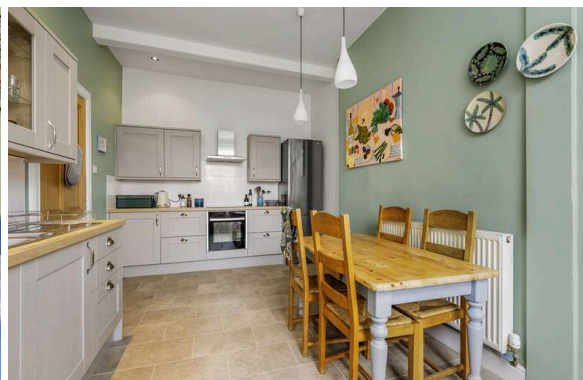




57/7 Montpelier Park,  
BRUNTSFIELD | EDINBURGH | EH10 4NB

  
**warners**  
solicitors & estate agents





## 57/7 Montpelier Park

BRUNTSFIELD | EDINBURGH | EH10 4NB

Nestled in the heart of bustling Bruntsfield, moments from excellent local cafes, bars and restaurants and moments from vast open green spaces and quick transport links is this immaculately presented top floor apartment. Boasting panoramic views from Edinburgh Castle to the Firth of Forth to Fife, a well-kept communal garden and a wealth of opulent period features this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with storage cupboard, a bright bay windowed lounge with detailed cornicing and feature fireplace, a luxury new dining kitchen with contemporary units and generous dining space, two well-proportioned double bedrooms and the flat is completed by a stylish bathroom with shower over bath.

- Traditional top floor tenement apartment
- Period features and Castle and sea views
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary dining kitchen with new units
- Two ample double bedrooms
- Stylish bathroom
- Well-kept communal garden
- Ample permit parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

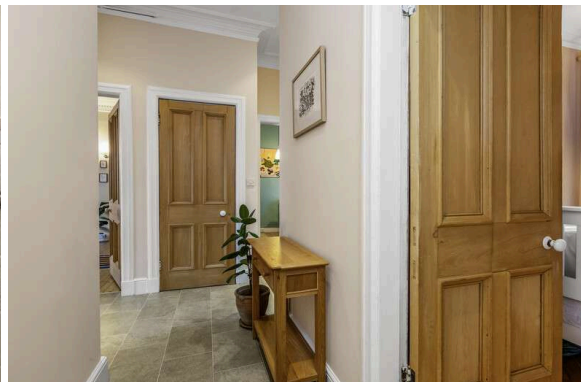


Bruntsfield is one of Edinburgh's most desirable and sought-after areas. The city centre, the city's main financial core and both Edinburgh and Napier Universities are conveniently close. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of bars, restaurants and cinemas all within easy 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.

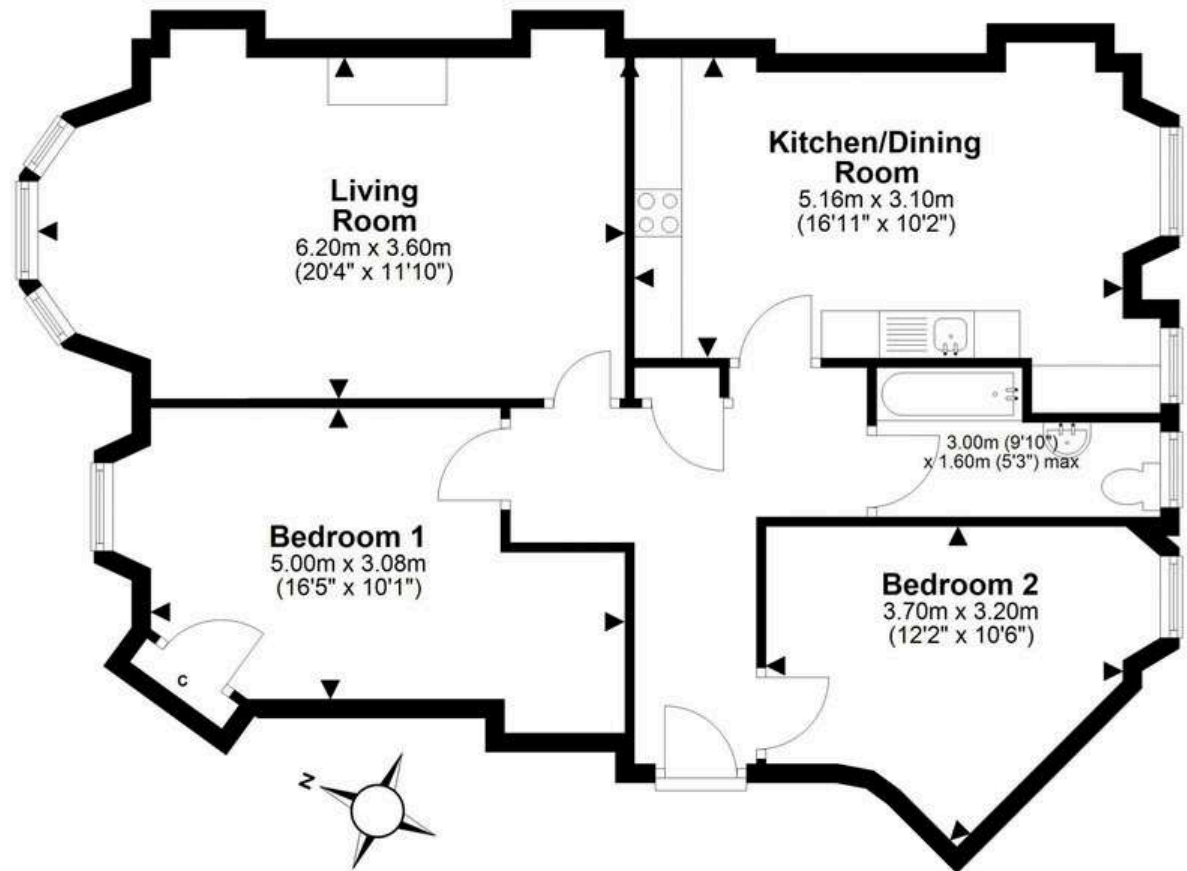
EPC E, council tax E. Factoring costs include a stair cleaning fee which is approx £7 a month and an annual roof inspection - which costs around £85.

Extras included in this sale are blinds in the kitchen and the spare room, curtains in spare room, all light fixtures, wardrobe in the spare room, the clothing unit in the main bedroom, and kitchen appliances such as the dishwasher, oven and hob.

Fridge and washing machine may be available with separate negotiation.







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

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