

campbell  
smith



80/5, 3fl Montpelier Park,  
Edinburgh,  
EH10 4NG



- Excellent top floor flat enjoying superb westerly view
- Sought after high amenity area
- Many period features inc stripped doors & floors
- Entry phone
- Spacious hall with excellent storage
- Sitting room with bay window
- Box room/home office
- Generous dining kitchen
- Utility room
- 3 double bedrooms
- Bathroom with MIRA shower over bath
- Gas central heating
- Shared rear garden

Offers Over : £410,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk





















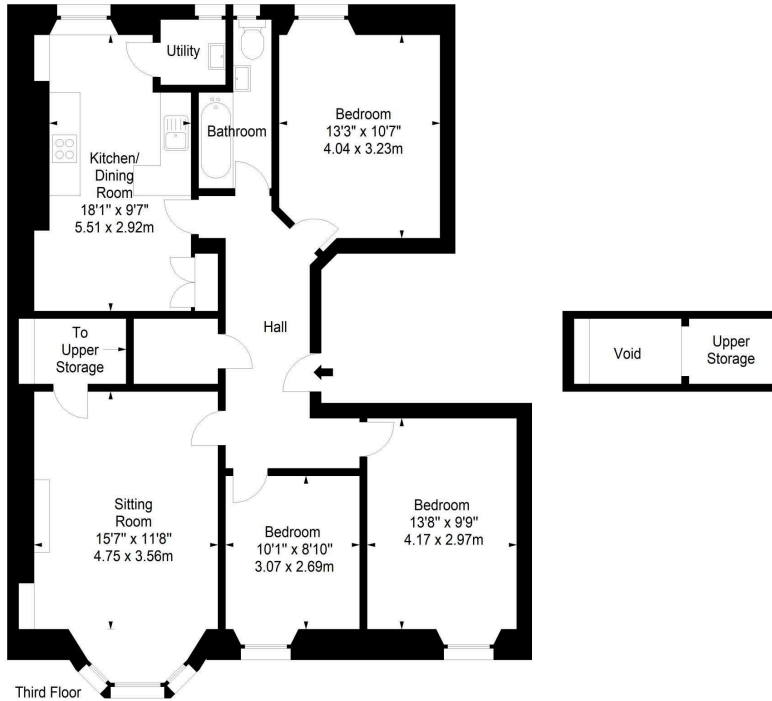




Montpelier Park, EH10 4NG



Approx. Gross Internal Area  
1046 Sq Ft - 97.17 Sq M  
Upper Storage  
Approx. Gross Internal Area  
23 Sq Ft - 2.14 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Third Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



Extras

The oven, hob, cooker hood, fridge, freezer, washing machine and blinds are included. No warranty is given regarding the services, systems or any appliances



Buses

Bruntsfield Place - 11, 15, 16, 23, 36, 45, N16. Gilmore Place - 10, 27



Shops

Bruntsfield, Morningside - including Tesco, Waitrose and M&S Simply Food



Schools

Bruntsfield PS, St Peter's RC PS, Boroughmuir HS, St Thomas of Aquin's RC HS



Parking

Council residents permit



Council Tax Band - E



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on 0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.