




COULTERS[©]

8/3 MONTPELIER PARK

BRUNTSFIELD, EDINBURGH, EH10 4NJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Presented in excellent condition, this delightful second floor flat is situated on a quiet side street, right in the heart of sought-after Bruntsfield. Elegant period features including, decorative cornice, fireplaces, press cupboards and timber flooring have been retained throughout the home and have been effortlessly paired with modern upgrades.

This spacious flat has a wonderful bay windowed living room with wood burning stove and a large kitchen dining room with shaker style units, solid wood worktops and subway style splashback tiling. The appliances include an induction hob, oven, dishwasher, washing machine and fridge/freezer. A fantastic pantry cupboard also forms part of the kitchen.

Bedroom 1 is a particularly spacious double room with a beautiful fireplace and direct access into the large and flexible box room which makes the perfect nursery or office and can also be accessed from the hall. The second double bedroom is situated to the rear of the flat and has a wonderful open outlook. A bathroom with three piece suite and over bath shower, completes the accommodation.

KEY FEATURES



Second floor flat in traditional tenement



Beautifully kept shared garden to rear



Universities and excellent schools close by



EPC Rating - C



Two double bedrooms & large box room



Permit parking available



Independent shops, cafes and restaurants on the doorstep



Council Tax Band - E



The property has gas central heating and sash and case, slimline double glazed windows throughout.

Externally there is a large, well-maintained shared garden that is mainly laid to lawn. Permit holder parking is available on the streets outside.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. The curtains in the sitting room and Bedroom 1 are NOT included in the sale. Other items may be available subject to separate negotiation.



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THE LOCAL AREA

Bruntsfield is a residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

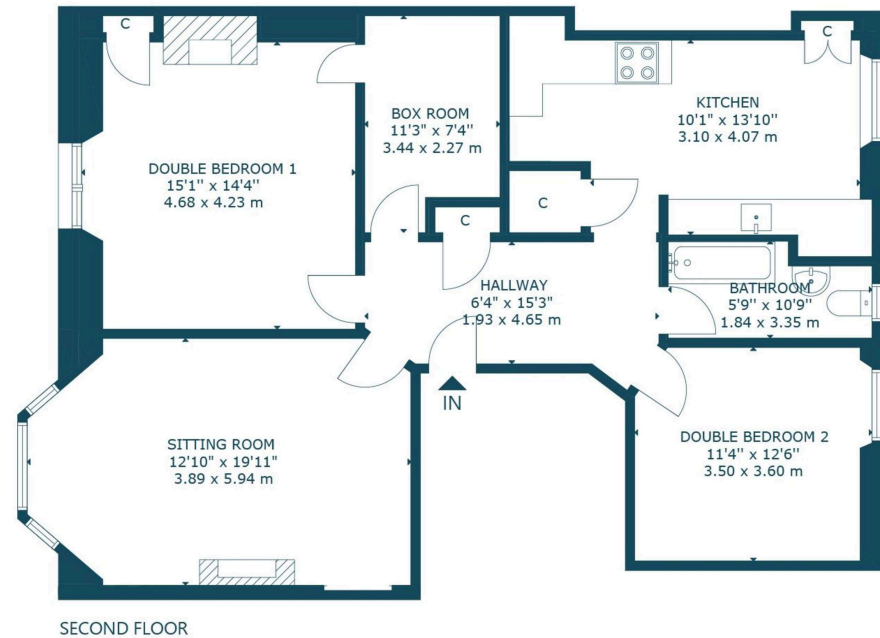
The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.



Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including Bruntsfield Primary School, Boroughmuir High School and Napier University.

HOME REPORT VALUATION: £425,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,067 SQ FT / 99 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.