



68/4 Montpelier Park  
BRUNTSFIELD | EDINBURGH | EH10 4NQ

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solicitors & estate agents



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Nestled in the sought after area of Bruntsfield, this attractive two bedroom flat offers bright, well proportioned accommodation suited to buyers seeking a home in one of the capital's most desirable locations.

The property is accessed via a secure entry system and comprises a welcoming entrance hallway which leads to a bright and spacious living room with views towards Edinburgh Castle. The kitchen has floor and wall mounted units and space for a dining table and a convenient pantry. There are two generous bedrooms and a box room which can be utilised as a home office, dressing room or further storage. The property is completed with a contemporary bathroom which consists of a three piece suite and over the bath shower.

Externally to the rear of the property there is a well kept communal garden.

- Two bedroom second floor flat
- Located in one of Edinburgh's most desirable areas
- Views of Edinburgh Castle and Costorphine Hill
- Well kept communal garden
- Secure entry system
- Excellent amenities and transport links

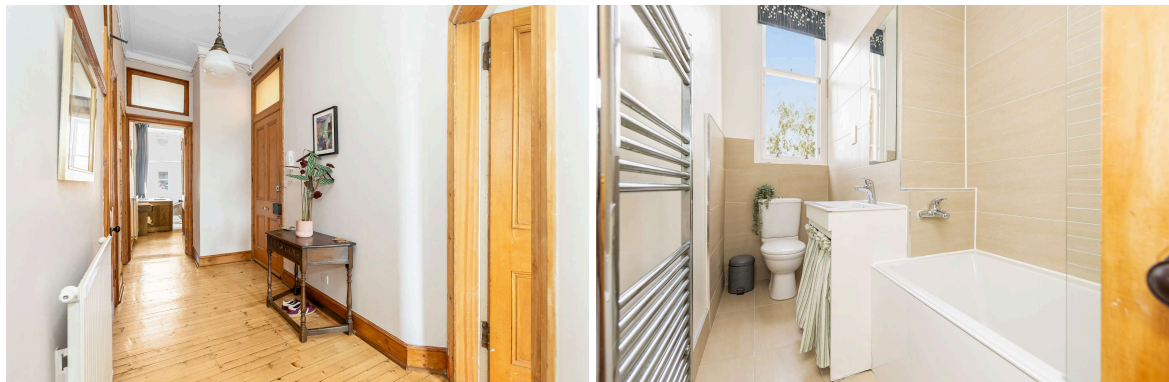
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

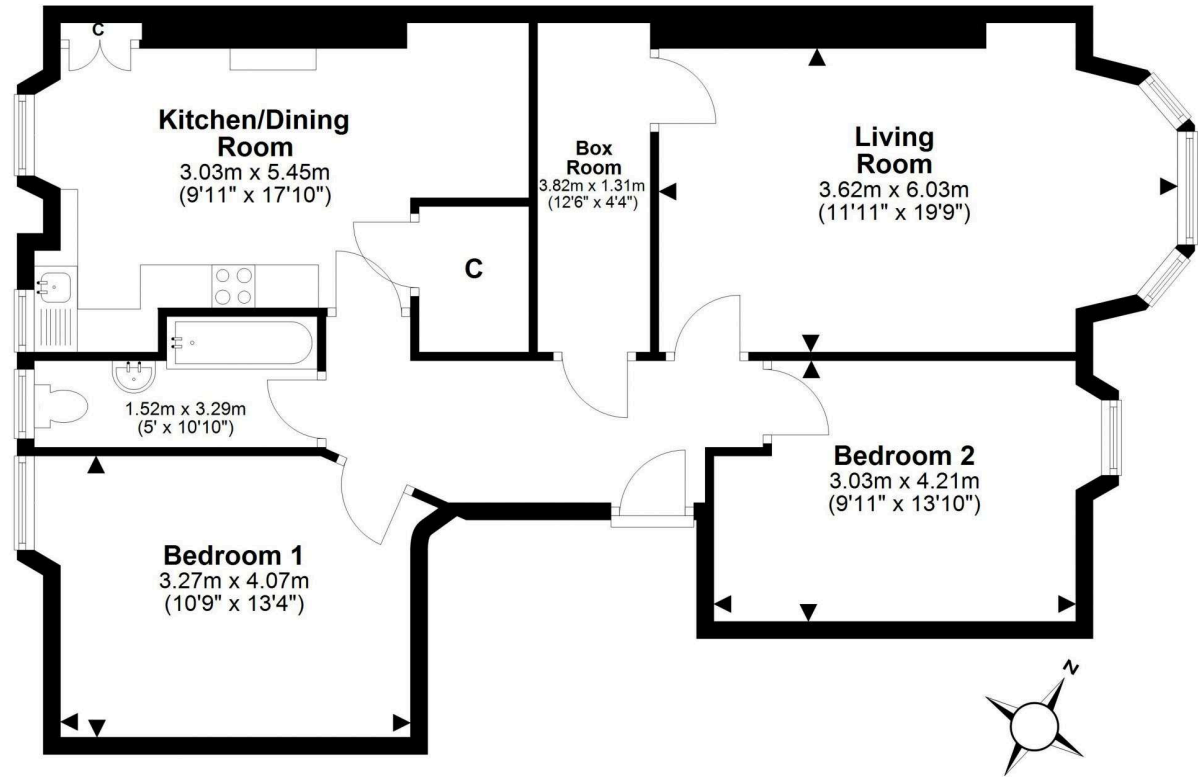


Bruntsfield is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the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

Energy rating C, Council tax band E. There is no factor associated with this property.

Extras included in this sale will be light fittings, blinds, curtains, cooker, fridge-freezer and washing machine.





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