



7 (1F3) Montpelier Terrace
BRUNTSFIELD | EDINBURGH | EH10 4NE


warners
solicitors & estate agents



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Light and spacious first floor flat forming part of a traditional red sandstone tenement and located in the prestigious Bruntsfield area of Edinburgh.

The flat commands an enviable position in a tranquil street at the foot of Montpelier Park, with impressive views over the city skyline to Edinburgh Castle. Many period features have been retained throughout this charming property. A hallway with fantastic storage options welcomes you to the property. The front facing bay windowed living/dining room with open fireplace, mantle and Edinburgh Press enjoys the fabulous views. The kitchen overlooks the well kept communal rear garden and is spacious and practical, with traditional fireplace with a modern coal effect gas fire and ample room for a dining table and seating. The generous double bedroom is quietly situated to the rear and a box room offers many flexible uses. The accommodation is completed by a bathroom with electric shower over bath. Further benefits on offer include gas central heating, double glazed sash and case windows, a well maintained south facing communal back garden and residents' zoned on street permit parking.

- Fantastic Bruntsfield location with enviable castle views
- Many original features Entrance hallway with storage
- Living/dining room with fireplace, surround, and Edinburgh Press
- Dining kitchen overlooking well kept communal garden
- Double bedroom quietly situated to the rear
- Bathroom with electric shower over bath
- Gas central heating & double glazed sash and case windows
- Security entry system
- On street residents' permit parking.

Council Tax D. Energy Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains, blinds, washing machine and fridge freezer will be included in the sale.

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.



