

BRUNTSFIELD

80/5 MONTPELIER PARK  
EH10 4NG



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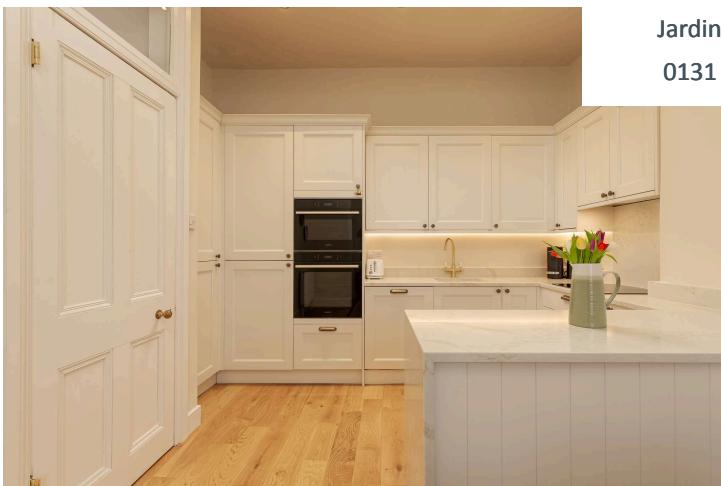
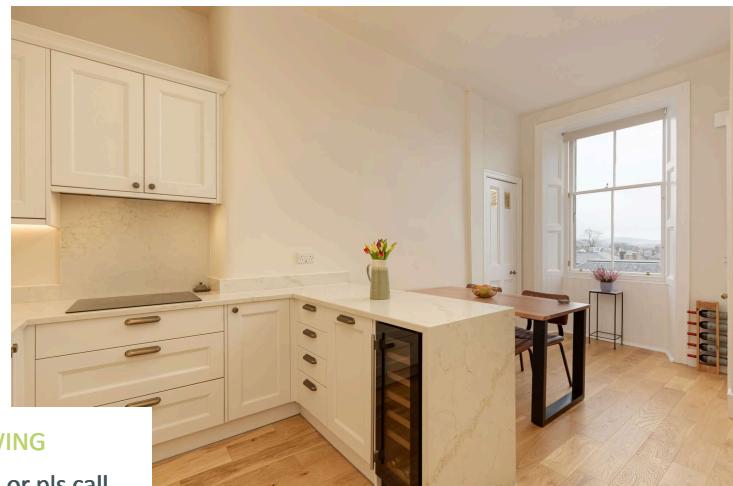
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EPC RATING: D

OFFERS OVER £470,000

## PROPERTY DESCRIPTION

- Well-presented communal hallway with Victorian floor tiling
- Internal hallway with access to large storage cupboard
- Bright & open bay windowed sitting room with original wooden fireplace, cornicing & Edinburgh press
- Sunny kitchen/dining room with wide range of shaker style units with brass fittings & solid surface worktops, with lots of room for dining & entertaining
- Handy utility room with washing machine & tumble dryer and further units
- Large principal bedroom with fitted wardrobes
- Two further double bedrooms
- Impressive bathroom with bath with rainfall shower over with brass fittings, sink, wall hung wc, heated towel rail and modern tiling
- Gas central heating from combi boiler located in cupboard off kitchen with new pipework & radiators in 2024
- Timber framed single glazed windows
- Wealth of period features including cornicing, panelled doors, original fireplace & Edinburgh press
- Easily maintained sunny south-west facing communal rear garden
- On street permit parking & bike hangers
- Well-maintained stair with excellent arrangements in place for communal repairs & stair cleaning



## VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



## BEAUTIFULLY UPDATED THREE BED THIRD FLOOR PERIOD APARTMENT IN TRENDY BRUNTSFIELD, IN CATCHMENT FOR EXCELLENT SCHOOLS

This wonderful spacious property has recently undergone a complete programme of refurbishment, turning it into an amazing home that would suit first time buyers, professionals, downsizers or a young family, being in the catchment for the well renowned Bruntsfield Primary School & Boroughmuir High School. Well laid out accommodation comprises a bay windowed sitting room with a handy boxroom with storage over, a contemporary fitted kitchen/dining room with a comprehensive range of shaker style units with solid surface worktops and a great utility room, three double bedrooms and a stunning bathroom. This flat is in an extremely well-maintained stair, has a south-west facing communal rear garden and permit parking in the street. Located in the heart of Bruntsfield with its villagey feel and wide array of coffee shops, bars, restaurants, independent retailers, supermarkets, lifestyle amenities and wide-open spaces. This location is an easy walk or bus ride into the city centre making it perfect for commuters.

### AREA

Bruntsfield is a very prestigious area in the south of the city, bordering Morningside, and offering a wide range of supermarkets (including Tesco, Waitrose and M&S Simply Food), speciality food stores, coffee shops, bars, restaurants and independent retailers. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema and Church Hill & King's Theatres. There are a good range of gyms/leisure facilities and golf courses a short walk or drive away and the property is also well placed for lots of walks and open spaces, including Bruntsfield Links, the Meadows, the Union Canal & Harrison Park. Local schooling is well-renowned and the property is in the catchment for Bruntsfield & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's College. The city centre and old town are a short stroll away but there are also

numerous bus services taking you into and out of town, together with easy access to the city bypass and the motorway network beyond.

### EXTRAS

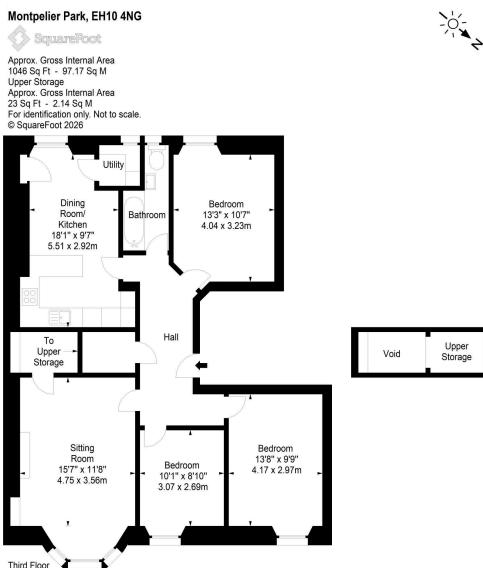
The blinds/curtains, light fittings, hob, double oven, extractor fan, integrated wine cooler, integrated dishwasher, integrated fridge freezer, washing machine are included in the sale.

### HOME REPORT VALUATION

£485,000



Sitting room	15'7 x 11'8 (4.75 x 3.56m)
Kitchen/dining room	18'1 x 9'7 (5.51 x 2.92m)
Bedroom 1	13'3 x 10'7 (4.04 x 3.23m)
Bedroom 2	13'8 x 9'9 (4.17 x 2.97m)
Bedroom 3	10'1 x 8'10 (3.07 x 2.69m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.