



COULTERS[©]

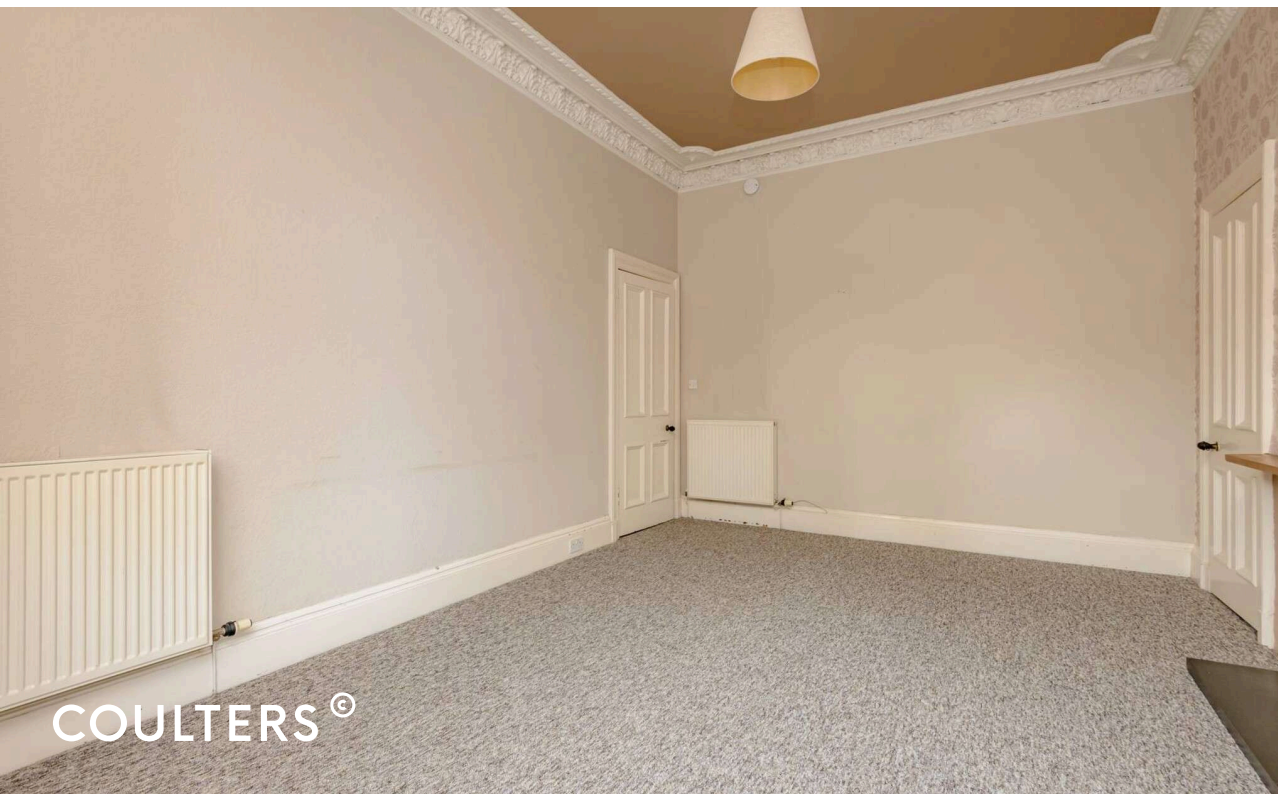
56/2 MONTPELIER PARK

BRUNTSFIELD, EDINBURGH, EH10 4NH

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

56/2 Montpelier Park is a rarely available, well positioned two bedroom, first floor traditional Victorian tenement flat, located in the sought after area of Bruntsfield. This much loved property has been in the same family since 1975, but is now ready for it's new and exciting chapter of ownership. The home could benefit from some modernisation but with it's superb corner position and period features, there is much potential to create a wonderful home.

The dual aspect, bay windowed sitting room is spacious and bright, with decorative cornice work and a press cupboard in the corner.

KEY FEATURES



Bright and well proportioned first floor tenement flat.



Two bedrooms to the front of the property.



Shared rear drying area.



Residents' permit holder parking.



Located in the sought after area of Bruntsfield.



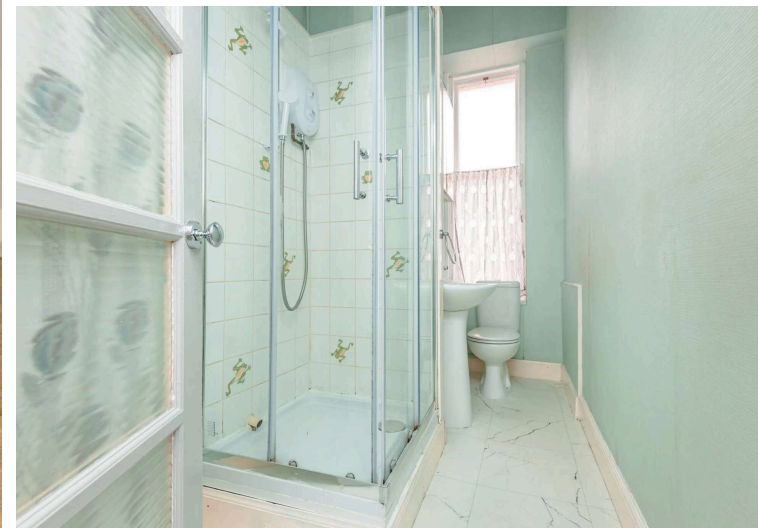
An array of local shops and amenities nearby.



EPC Rating - D



Council Tax Band - E



The kitchen / dining room is fitted with wall and base mounted cabinetry which incorporates a gas hob, electric oven and extractor hood. There is ample space for a table and chairs, whilst a pantry allows for extra storage space. A practical utility room has a washing machine and sink, with shelving to the side. There are two bedrooms, both with outlooks to the front of the property in addition to a shower room with an electric shower, WC and wash hand basin. There is a good sized storage cupboard in the hall, completing the internal accommodation. Heating and hot water are provided by gas central heating.

Externally there is a paved shared drying area to the rear of the property. Residents' permit holder parking and metered parking is available on the street outside.





THE LOCAL AREA

Bruntsfield is a highly desirable 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. The Union canal is also within walking distance, popular with walkers and cyclists alike.

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 the Bruntsfield Primary School, Boroughmuir High School and the Napier University.

EXTRAS

All light fittings and kitchen appliances are included in the sale price.

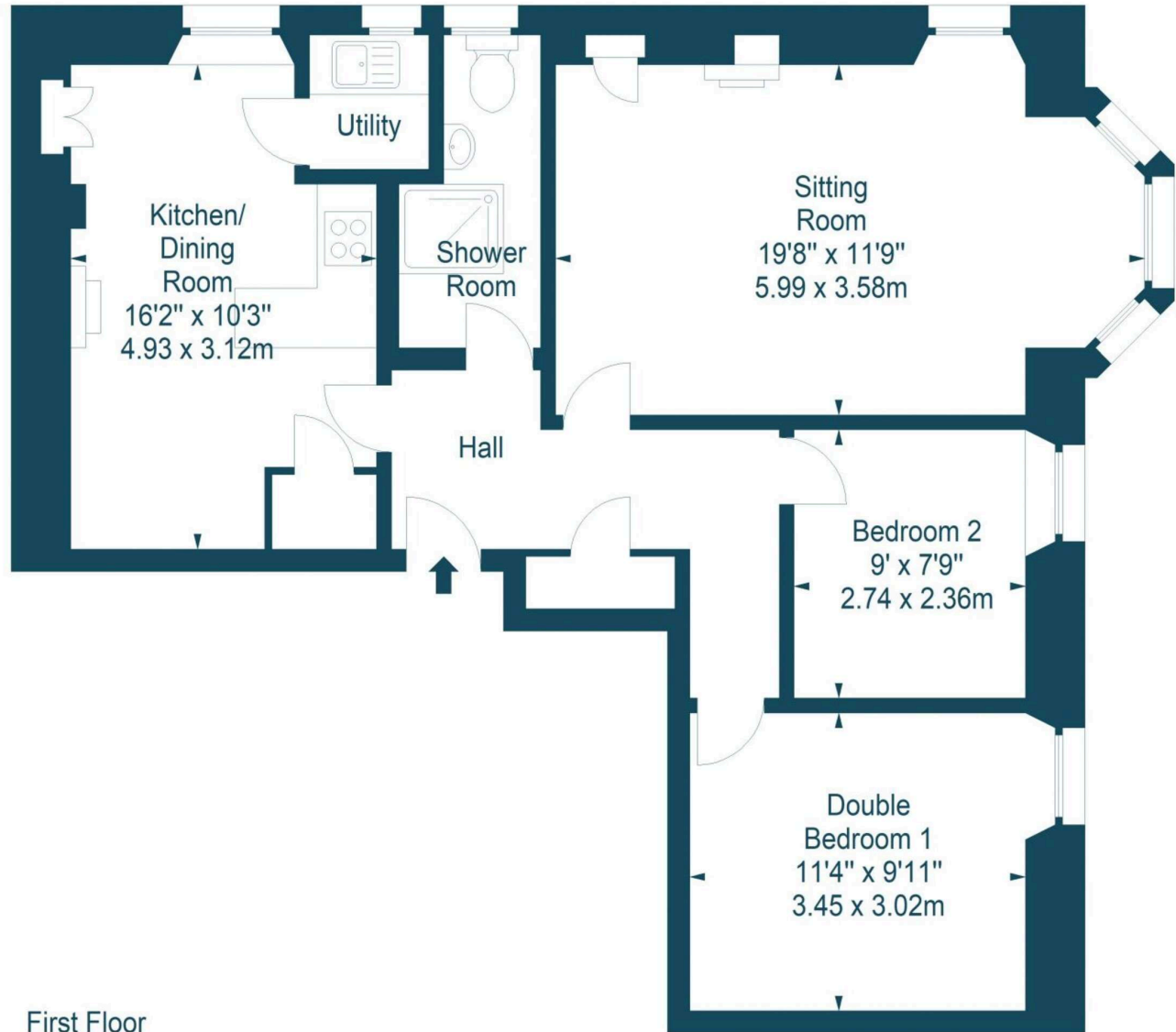
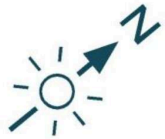




Montpelier Park,
Edinburgh,
Midlothian, EH10 4NH



Approx. Gross Internal Area
753 Sq Ft - 69.95 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor

GET IN TOUCH

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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.