










Offers Over
£310,000

63/8 Montpelier Park

Bruntsfield | Edinburgh | EH10 4ND

A fantastic opportunity has arisen to purchase this impressive, well presented third/top floor flat forming part of a traditional tenement building, situated in the highly desirable Bruntsfield area, close to excellent amenities and transport links. The property would undoubtedly appeal to first time buyers and professionals.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation comprises a secure entry system providing access to the building, with the flat itself opening into a welcoming entrance hallway with useful storage. A bright and spacious reception room features a charming corner bay window, attractive corning, and a gas fireplace, creating an inviting living space. The light and airy kitchen/ dining room is fitted with appliances and benefits from a large pantry for additional storage. The property also offers a well-proportioned double bedroom with a walk-in wardrobe/box room, and a bathroom fitted with a three-piece suite and shower over the bath. Further benefits include gas central heating and double glazing throughout.



Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge/freezer.

Gardens & Parking

A communal garden is located to the rear of the building and residents' zoned parking is available on street.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

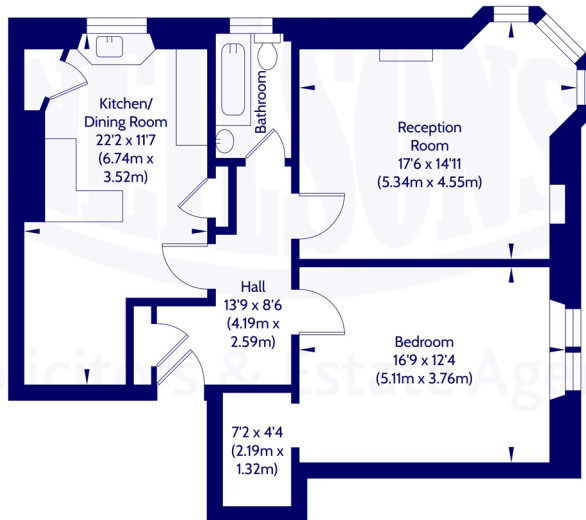
Montpelier Park is an attractive residential street of handsome sandstone tenements located off Bruntsfield Place, in the highly desirable Bruntsfield district of South Edinburgh. This vibrant and popular area has an excellent selection of highly regarded shops, boutiques, independent cafes and restaurants and is on the edge of the wide green spaces of Bruntsfield Links and The Meadows. Further shopping and supermarkets can be found in neighbouring Morningside and excellent transport links provide swift access to the city and surrounding areas. A wealth of recreational facilities are at hand and highly regarded schooling is available from nursery to secondary level with Edinburgh University and Napier's Merchiston Campus also within easy walking distance.





Approx. Gross Internal Floor Area 79 Sq M / 847 Sq Ft.

3rd Floor



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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