



15/3 Montpelier,
BRUNTSFIELD | EDINBURGH | EH10 4LZ


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A rare opportunity to purchase this impressive, first floor flat, part of a very well-maintained traditional tenement building and occupying a prime position in the sought-after Bruntsfield to the South of the City centre. This delightful property has great potential whilst retaining a wealth of period features including large rooms and ornate cornicing. The property would make an ideal home and investment alike.

The property comprises hallway with a storage cupboard and secure entry, the fitted kitchen currently comprises a dishwasher, fridge/freezer, electric hob, oven, fan and washing machine. The spacious living room boasts many traditional features such as the Edinburgh press, fireplace, bay window and ornate cornicing. There are two well-proportioned bedrooms, the master with a walk-in wardrobe and en-suite shower room and the second bedroom with an attractive fireplace. Completing the accommodation is the bathroom with shower over the bath.

The property also benefits from gas central heating, a shared garden, permit parking and secure entry. Early viewing is highly advised to avoid missing this very attractive property with great potential, traditional features and sought after location.

- Two bedroom, two-bathroom first floor flat with stunning traditional features
- Two well-proportioned Bedrooms
- Spacious fitted kitchen
- Spacious living room with traditional features
- Master bedroom with walk in wardrobe and en-suite shower room
- Bathroom with shower over the bath
- Secure door entry system and Gas central heating
- Ample permit parking
- Shared rear garden

Council Tax: D , Energy Rating: D

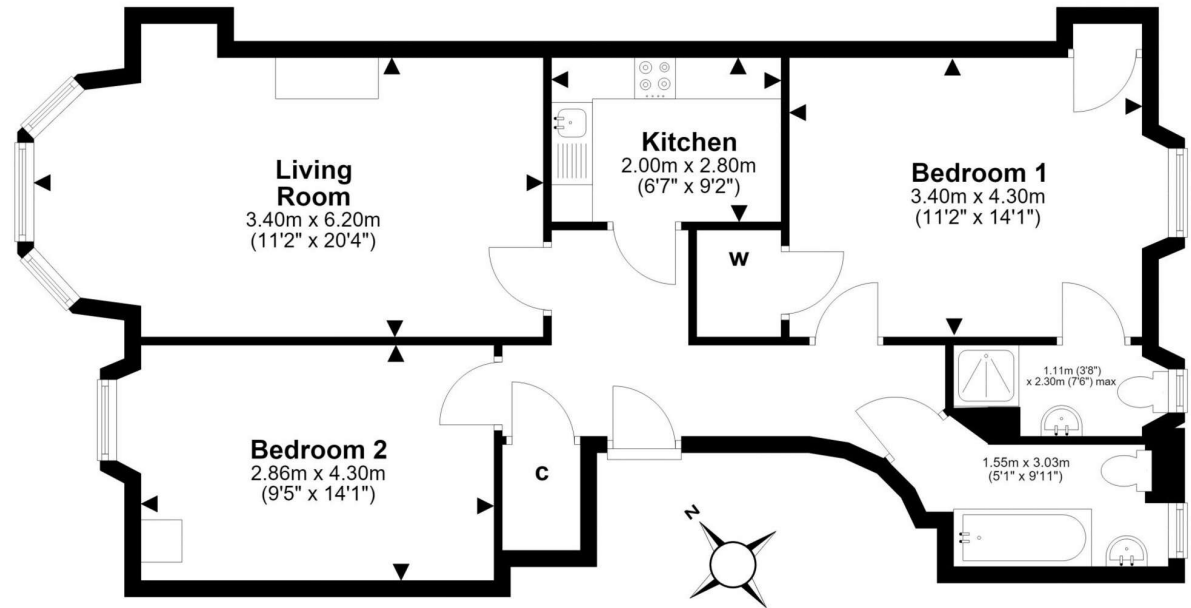
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banking and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Bruntsfield Links and the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City By-Pass and main motorway networks are also close by.

Extras: Fixtures and fittings, oven, hob, dishwasher, fridge freezer, washing machine, and living room bookcase.





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.