



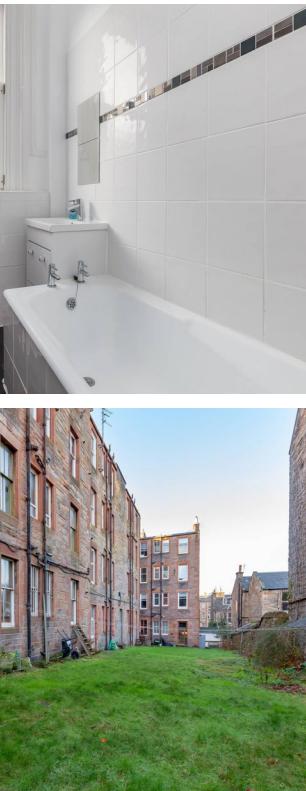
45/5 Montpelier Park,
Brunsfield, Edinburgh, EH10 4NB.

CALL US ON 0131 447 4747

45/5 Montpelier Park, Bruntsfield, Edinburgh, EH10 4NB.

For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive living room & open outlook (Could be used as a further bedroom).
- Dining kitchen with appliances, larder storage cupboard & breakfast bar (Could be used as a living room/kitchen).
- Good-sized double bedroom.
- Freshly presented bathroom with shower.
- Boxroom.
- Gas central heating.
- Double glazing.
- Original features.
- Communal gardens to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A well presented second floor flat, part of a traditional tenement building in the much sought after Bruntsfield district of the city, within walking distance of an excellent range of local amenities and a short journey to the south Edinburgh City Centre. The property could be used as a one or two bedroom property.

LOCATION

The highly desirable area of Bruntsfield lies just over one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks, convenience stores and speciality shops. For larger shopping requirements there are nearby supermarkets. Bruntsfield is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the delightful Meadows which has excellent tennis courts and a large children's play park and Bruntsfield Links which has a pitch and putt. Edinburgh city centre is within easy walking distance and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Schooling is well catered for in the private and state sectors with a number of highly rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

C.

APPROXIMATELY 1.4 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 7.5 MILES TO EDINBURGH AIRPORT.

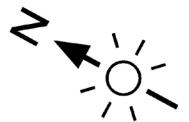
WITHIN 200 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, COOKER HOOD & FRIDGE. THE AUTOMATIC WASHING MACHINE MAY BE AVAILABLE FOR NEGOTIATION. THE STOREAGE UNIT WITHIN THE LARDER STORAGE CUPBOARD WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



ENERGY PERFORMANCE
CERTIFICATE RATING C

Montpelier Park, Edinburgh, Midlothian, EH10 4NB



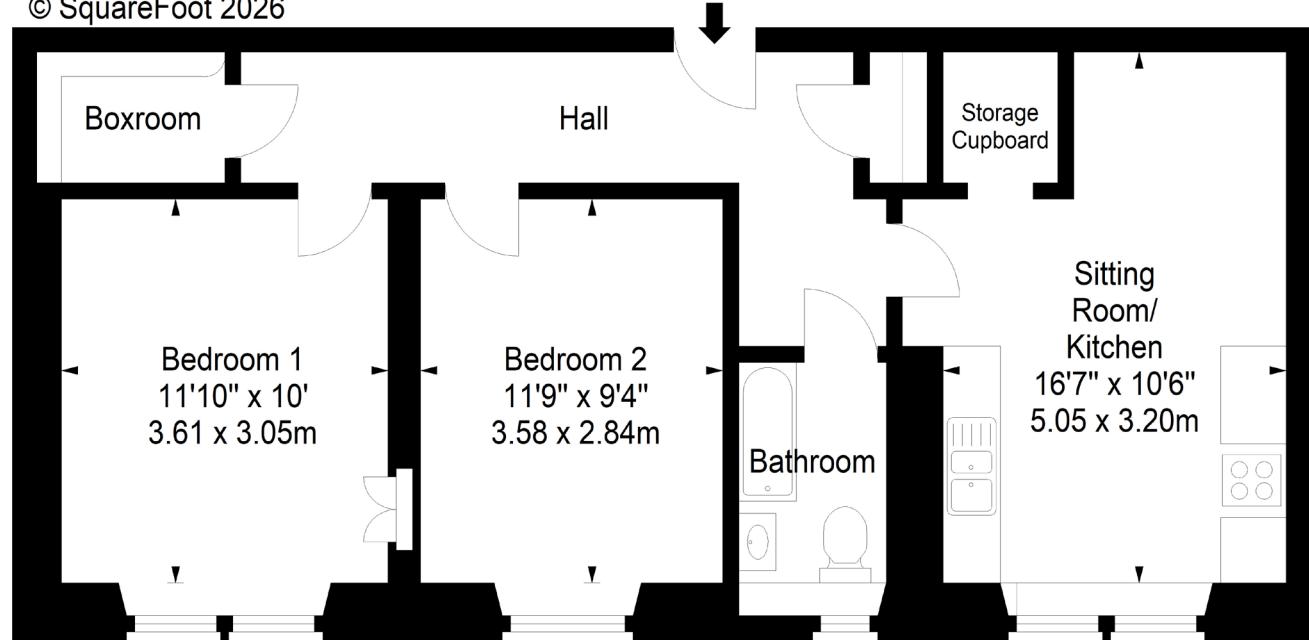
Approx. Gross Internal Area

63 Sq M - 678.15 Sq Ft

GIA supplied by vendor.

For identification only. Not to scale.

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Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.