



25/6 Montpelier,
Bruntsfield, Edinburgh, EH10 4LY

CALL US ON 0131 447 4747

25/6 Montpelier, Bruntsfield Edinburgh, EH10 4LY

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

- Shared secure entry.
- Reception hall with excellent storage & ceiling clothes pulley.
- A well-presented bay window living room with feature fireplace.
- Fitted kitchen with appliances.
- Master bedroom with en suite shower room & excellent walk-in storage cupboard.
- A further good-sized double bedroom.
- Fully tiled bathroom with shower.
- Gas central heating.
- Double glazed sash & case windows.
- Original features.
- Well-maintained communal gardens to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

An attractive second floor flat situated within the vibrant much sought after Bruntsfield district within walking distance of an excellent range of local amenities and also the Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple

LOCATION

Montpelier is a sought after street 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. Further amenities are available at neighbouring Morningside and Tollcross while 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

COUNCIL TAX BAND D
TRAIN STATION APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THE WARDROBE WITHIN BEDROOM ONE WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE WHILE THE FURNITURE IN BEDROOM TWO MAY BE AVAILABLE FOR NEGOTIATION.

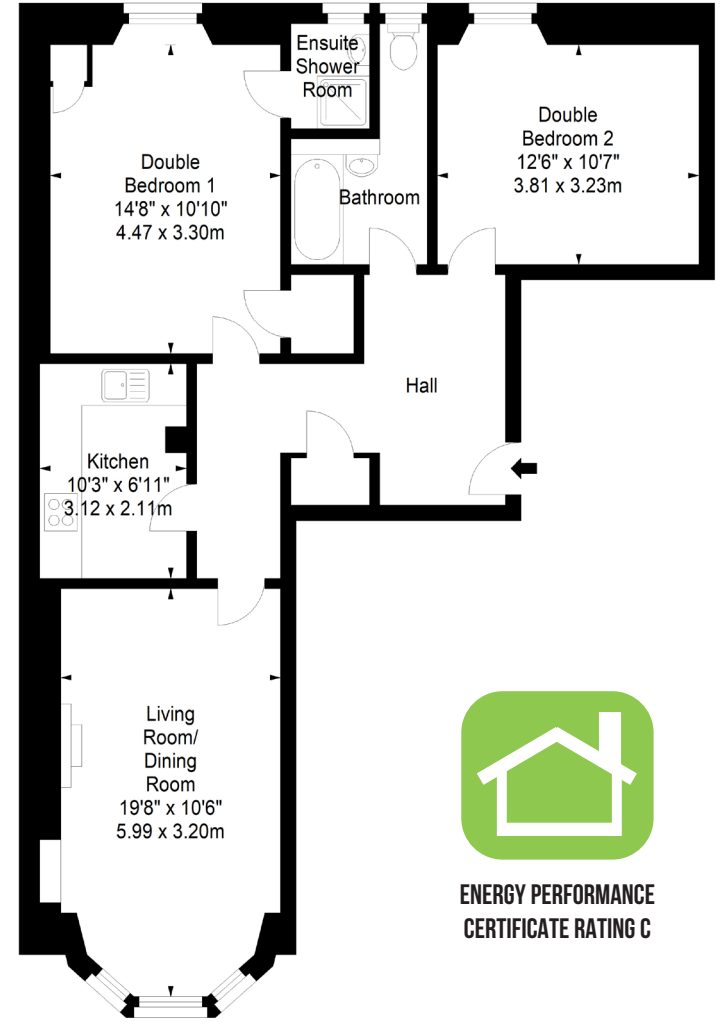




Montpelier,
Edinburgh,
Midlothian, EH10 4LY



Approx. Gross Internal Area
833 Sq Ft - 77.39 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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.