










Offers Over
£315,000

18/6 Montpelier Terrace

Bruntsfield | Edinburgh | EH10 4NF

A fantastic opportunity has arisen to purchase this impressive, well presented second floor flat, situated within the heart of Bruntsfield, close to excellent amenities, transport links and the city centre. The property is presented in move in condition and would undoubtedly appeal to first time buyers and professionals.

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



Description

The accommodation briefly comprises a secure entry system, welcoming entrance hallway featuring original wooden flooring that flows through most of the property. The bright and airy reception room is enhanced by elegant cornicing and an attractive feature fireplace. The spacious dining kitchen enjoys lovely open views and includes a useful pantry. There is a well-proportioned double bedroom, along with a good-sized box room complete with a mezzanine bed, offering flexible use. A contemporary bathroom is fitted with a three-piece suite and an electric shower over the bath. Further benefits include gas central heating and secondary glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven and dishwasher.

Gardens & Parking

There is a well maintained communal garden located to the rear together with permit and metered parking to the front and surrounding area.

Viewing

By appointment through Neilsons (0131 625 2222).





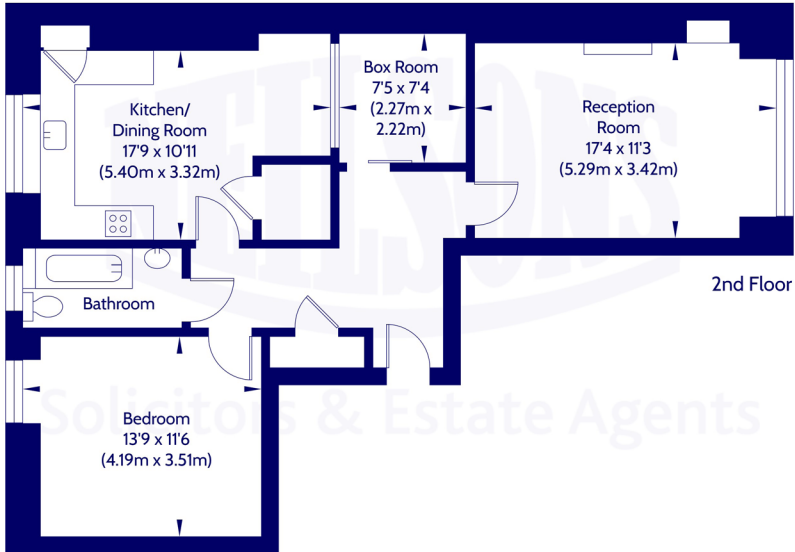
Location

Montpelier Terrace is situated 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 banks, building societies and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of 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.





Approx. Gross Internal Floor Area 73 Sq M / 791 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

