



70 Montpelier Park, Edinburgh, EH10 4NQ

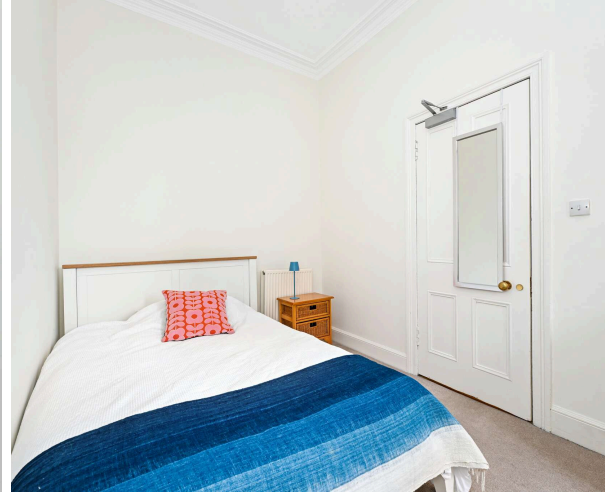
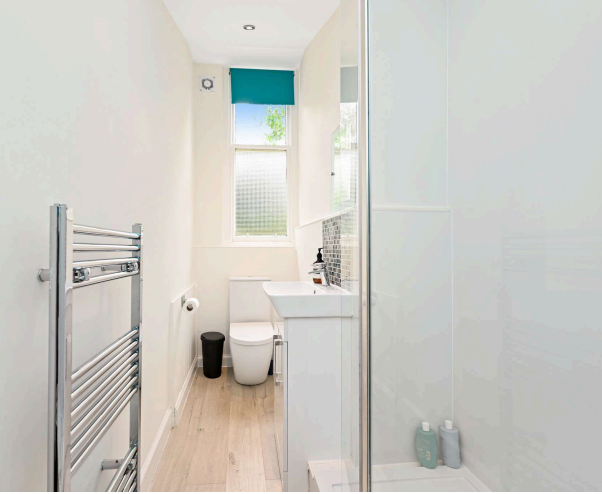


Welcome

Welcome to Montpelier Park, situated within the highly sought-after Bruntsfield area of Edinburgh, this beautifully presented main door, two-bedroom, traditional tenement flat offers generous and flexible accommodation, combining period charm with modern living. The property retains some beautiful period features, including ornate cornicing, high ceilings and traditional detailing, while benefiting from tasteful contemporary décor throughout. Accessed via its own private main door, the property has a private garden to the front whilst enjoys direct access to the well-maintained communal rear garden grounds, creating a seamless connection to additional outdoor amenity. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Entrance vestibule
- Reception hallway with excellent storage
- Front facing living room
- Two double bedrooms
- Fully fitted kitchen
- Dining room/lounge set to the rear with WC facility off
- Stylish bathroom presented as a shower room
- Gas central heating
- Sash and case windows
- Private garden to the front
- Rear communal gardens
- Permit and metered parking available





Bruntsfeld

Montpelier Park enjoys a highly desirable setting in Edinburgh's popular southwestern suburbs, offering an excellent balance of city convenience and green open space. The area benefits from superb local amenities, including a range of shops, cafés, supermarkets and leisure facilities, while nearby schools and healthcare services make it particularly attractive to families. Excellent transport links provide easy access to Edinburgh City Centre, the City Bypass, Edinburgh Airport and Scotland's central motorway network. Regular bus services operate throughout the area, while nearby rail connections offer convenient travel across the capital and beyond. Residents can enjoy a wealth of outdoor recreation, with beautiful parks, walking routes and cycle paths close at hand. The nearby Pentland Hills Regional Park provides outstanding opportunities for hiking, cycling and enjoying some of Scotland's most scenic landscapes, all within easy reach of home. Combining a peaceful residential environment with exceptional connectivity and access to amenities, Montpelier Park is ideally positioned for modern city living.

Extras

Included in the sale are all fitted floor coverings, blinds, curtains and integrated kitchen appliances. Freestanding furniture items may also be available by separate negotiation.



Get in touch

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Property Hub:

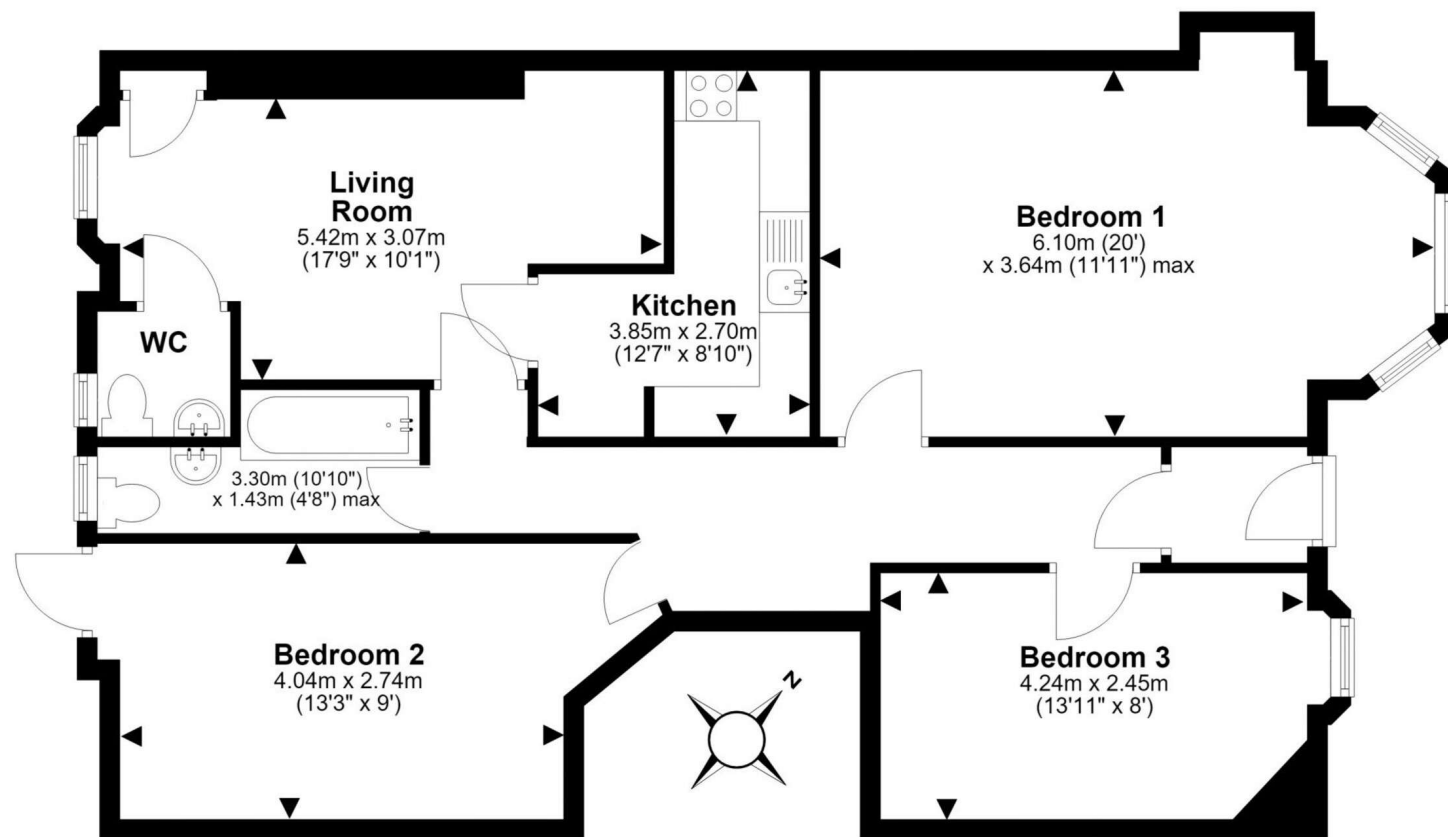
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.