

campbell  
smith

45/3 Montpelier Park,  
Edinburgh,  
EH10 4NB



- Bright and well proportioned First Floor Flat forming part of a handsome red sandstone tenement
- Quiet location off Bruntsfield Place
- Excellent local amenities and facilities
- Broad reception hall
- Sunny bay-windowed lounge with feature fireplace
- Fully fitted kitchen with appliances
- Two good double bedrooms quietly located to the rear
- 'Jack & Jill' shower room with Triton electric shower
- Gas central heating with combination boiler
- Part double glazing
- Shared garden
- Residents permit parking
- Secure entry system
- Excellent storage

Offers Over : £345,000

espc / rightmove / Zoopla / s1homes.com / f / X

camsmith.co.uk









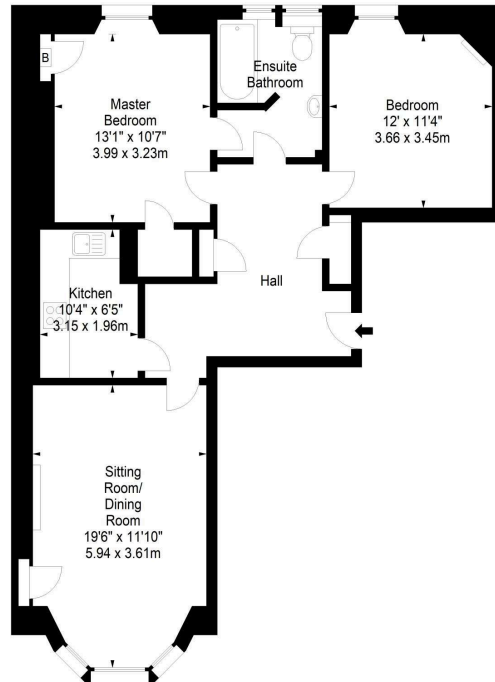




Montpelier Park,  
Edinburgh,  
Midlothian, EH10 4NB



Approx. Gross Internal Area  
842 Sq Ft - 78.22 Sq M  
For identification only. Not to scale.  
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First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

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#### Extras

All fitted carpets and fitted floor coverings, curtains, blinds, gas hob, electric oven, cooker hood, washing machine and fridge.



#### Buses

On Bruntsfield Place - 11, 15, 16, 23, 36 & 45. On Gilmore Place - 10 & 27



#### Shops

Sainsbury's on Bruntsfield Place, Tesco on Colinton Road, Asda at Chesser and Waitrose



#### Schools

Bruntsfield Primary School, St Peter's RC Primary School, Boroughmuir High School and St. Thomas of Aquin's RC High School.



#### Parking

Residents permit parking is available on Montpelier Park itself.



Council Tax Band D



EPC C



Factor

N/A



Viewing

Telephone Campbell Smith on  
0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.