



78 Montpelier Park  
BRUNTSFIELD | EDINBURGH | EH10 4NG

  
**warners**  
solicitors & estate agents



## 78 Montpelier Park

BRUNTSFIELD | EDINBURGH | EH10 4NG

Nestled in the heart of bustling Bruntsfield, moments from excellent local cafes, bars and restaurants and moments from vast open green spaces, fine schools and quick transport links is this immaculately presented main door apartment. Boasting a private front garden and a well-kept communal garden and a wealth of opulent period features this property would make an ideal home in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with box room and deep storage cupboard, a bright bay windowed lounge with detailed cornicing and feature fireplace, a dining kitchen with attractive units, generous dining space and garden access, two well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Main door traditional apartment
- Heart of Bruntsfield location close to great schools
- Welcoming hallway with box room
- Bright bay windowed lounge
- Dining kitchen with garden access
- Two well-proportioned bedrooms
- Stylish shower room
- Wealth of period features

Council Tax E and Energy Rating D

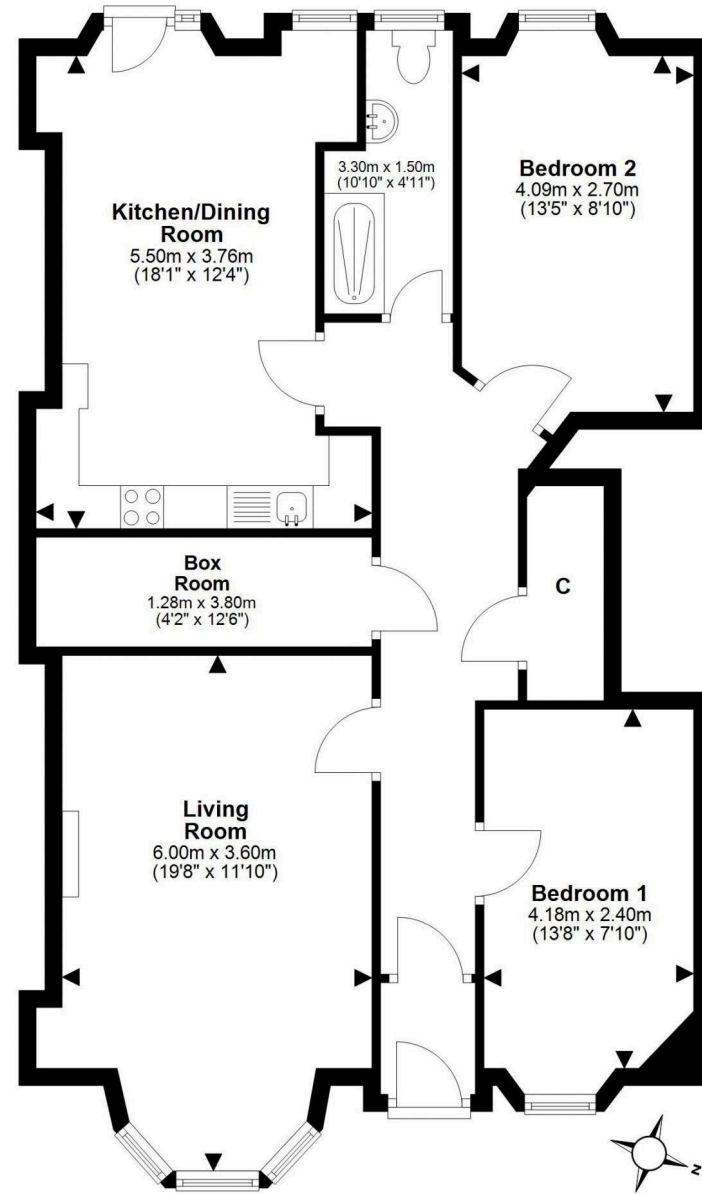
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fixtures and fittings will be included in the sale, with the exception of freezer which will not be included.

The subjects are located 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. Further amenities are available at neighbouring Morningside and Tollcross with the city centre conveniently close. The delightful open spaces of the Meadows and Arthur's Seat are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with first rate 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.





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.