




McEwan Fraser Legal

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BRUNTSFIELD, EDINBURGH, EH10 4NH



BRUNTSFIELD

Edinburgh



"...offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops..."

The highly desirable area of Bruntsfield lies approximately one mile to the South of Edinburgh's city centre.

It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road.

The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt.

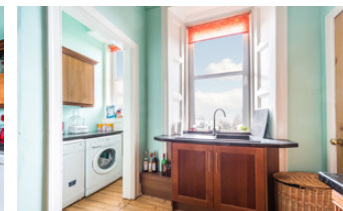
Edinburgh city centre can be reached on foot in under fifteen minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for also, the properties catchment location is excellent for state and private is also at hand.

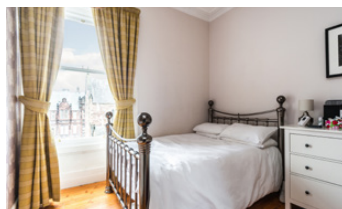
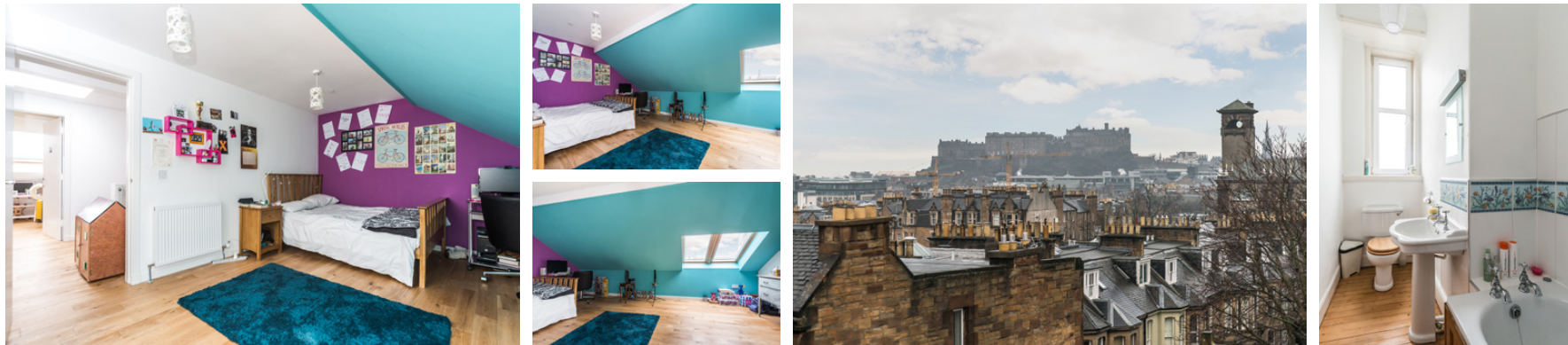
THE MEADOWS, VIEWS TO ARTHUR'S SEAT, BRUNTSFIELD LINKS AND LOCAL SHOPS AND RESTAURANTS

MONTPELIER PARK *Flat 50/6*

This beautiful four bed double upper flat is situated in the highly sought after Bruntsfield area. This traditional 1900's tenement is well located and provides many local amenities on its doorstep. The property is in excellent condition and has been well cared for by the current owner. Each room is well proportioned with a combination of modern and traditional features on offer. The gas central heating system has been installed to ensure a cosy living environment all year round.

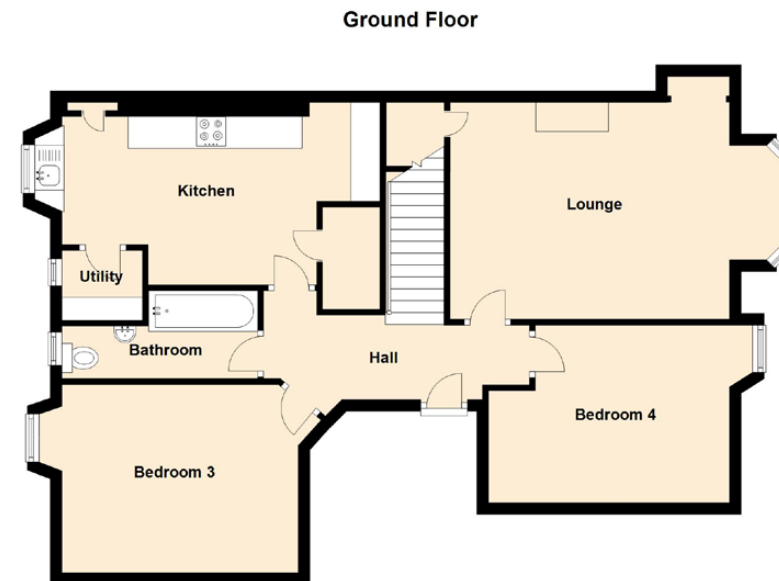
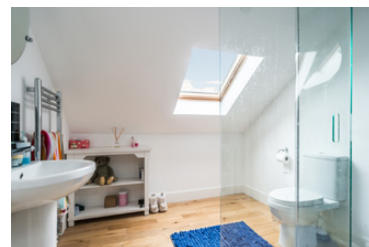
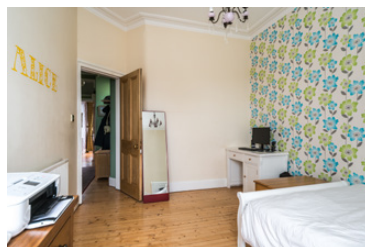
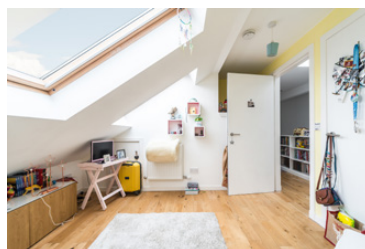
Internally the property comprises of an entrance hallway, storage, lounge with traditional bay window, feature gas fireplace and walk-in storage/study, fully fitted kitchen/diner including ample wall and base units, appliances including fridge, freezer, dishwasher, gas range cooker and hood, all of which are sure to appeal to an aspiring chef. There is also a handy utility room just off the kitchen. Bedroom one and two are well proportioned with traditional features and provide views to the front and rear of the property.





Upstairs is bright and very welcoming with skylight, Velux windows throughout which flood the rooms with light, two further double bedrooms complete with storage and some of the best views in Edinburgh overlooking Edinburgh Castle and west of the city. The white crisp shower room completes the accommodation with double shower and heated towel rail. Early viewing is advisable as this property is expected to be popular with a variety of buyers.

Externally, with the inclusion of storage on the ground floor, there is a communal rear garden that is well maintained as well as plenty on-street permit parking.



DETAILS

Floor Plan

Approximate Dimensions
(Taken from the widest point)

Lounge	6.01m (19'9") x 3.72m (12'2")
Kitchen	5.46m (17'11") x 3.13m (10'3")
Utility	1.38m (4'6") x 1.20m (3'11")
Bedroom 1	5.61m (18'5") x 3.58m (11'9")
Bedroom 2	4.70m (15'5") x 3.33m (10'11")
Bedroom 3	4.06m (13'4") x 3.23m (10'7")
Bedroom 4	4.53m (14'10") x 3.05m (10')
Bathroom	3.36m (11') x 1.51m (4'11")
Shower Room	2.70m (8'10") x 2.42m (7'11")

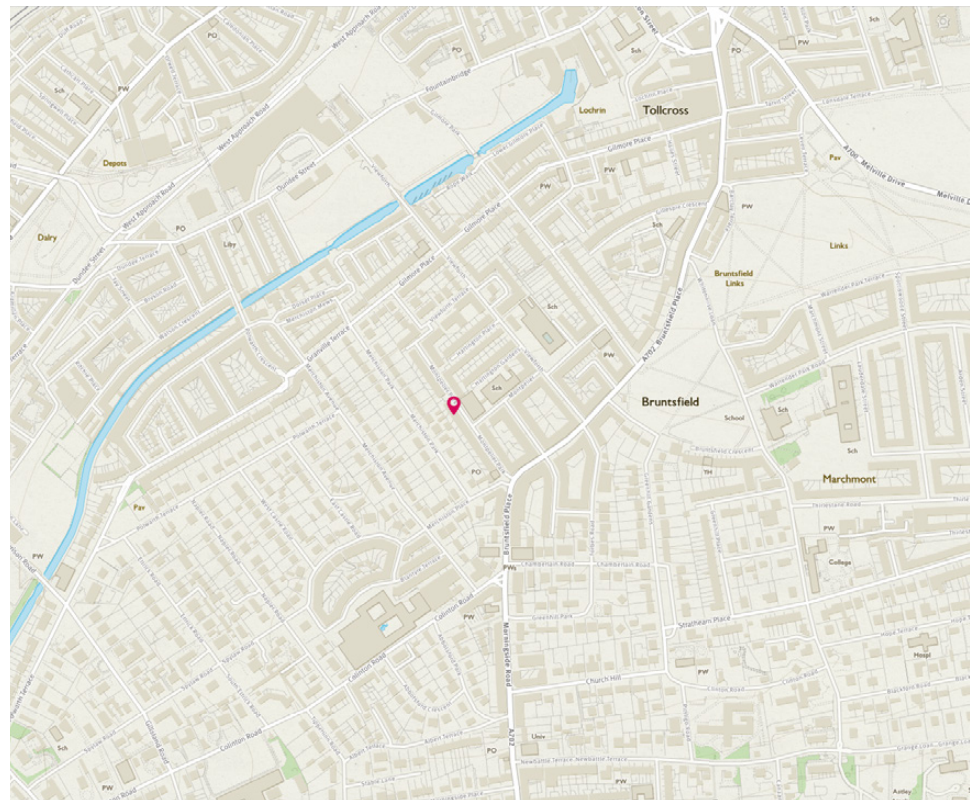
Gross internal floor area (m²) - 139m²

EPC Rating - D

Extras
(Included in the sale)

All fixtures, fittings, floor coverings, white goods and appliances.

Please note: The windows are a mixture of double glazed and single glazed units.



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Text and description
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