

88 Montpelier Park, Bruntsfield, Edinburgh, EH10 4NG



Description

Fabulous two bed main door flat of immense appeal benefiting from carefully considered interior specification, which features thoughtful design elements and acute attention to detail. Forming part of a handsome tenement building enviably situated in one of Edinburgh's highly regarded and sought-after residential areas which is within easy reach of the city centre and is conveniently placed for an excellent range of award-winning amenities, and reputable schooling. This impressive home has been upgraded to a high standard by the current owner's whilst sympathetically retaining lovely period features, and represents an ideal home for an individual, couple or young family

Features

- Large reception hallway
- Elegant bay window living room with feature fireplace and detailed cornicework
- Fitted kitchen
- Two generously proportioned double bedrooms
- Exquisite bathroom/wet room
- French doors to a communal rear garden'
- Gas central heating powered by Combi-boiler
- Timber sash and case double glazing
- Private front garden

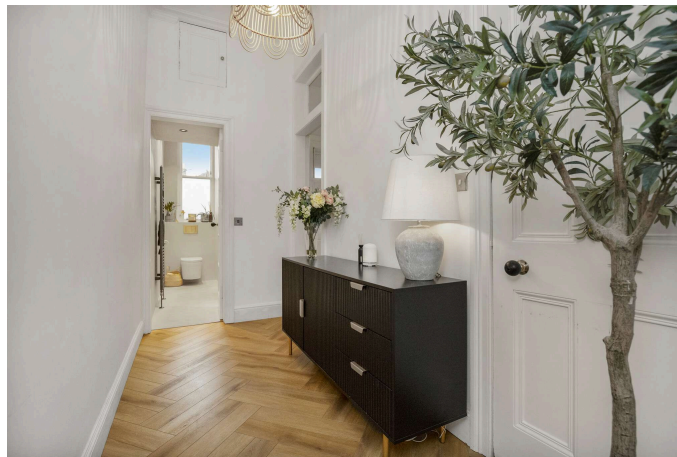
Extras

The fitted wardrobe in the front bedroom and kitchen cooker will be included in the sale.

EPC Rating: C

Price and Viewing

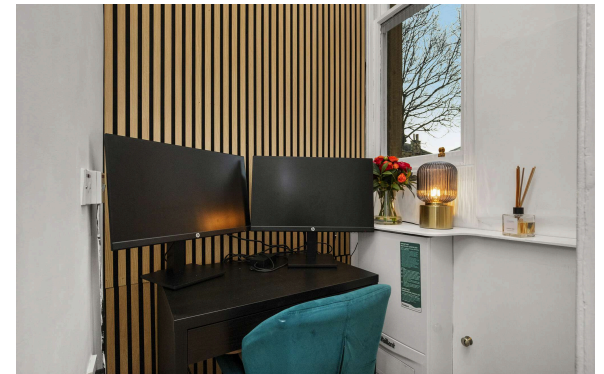
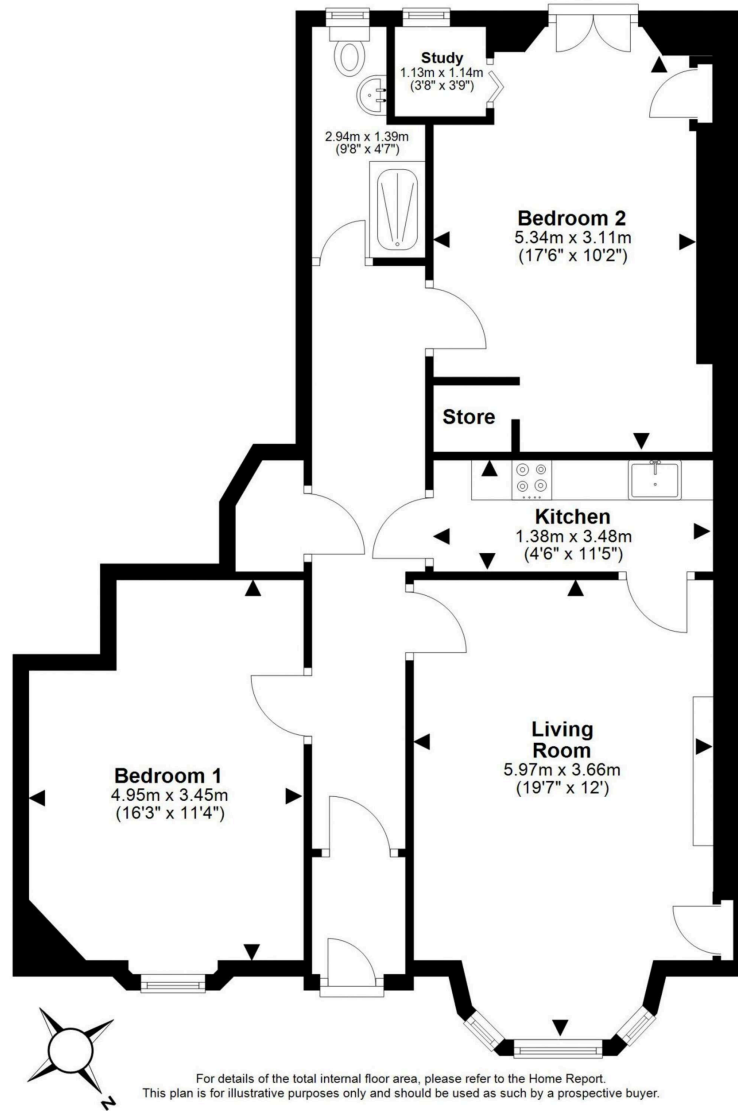
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

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, convenience stores and speciality shops. For larger shopping requirements there are nearby supermarkets. Bruntsfield is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the delightful Meadows which has excellent tennis courts and a large children's play park and Bruntsfield Links which has a pitch and putt. Edinburgh city centre is within easy walking distance and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Schooling is well catered for in the private and state sectors with a number highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

