



SIMPSON & MARWICK

51 2F1 MONTPELIER PARK, BRUNTSFIELD, EDINBURGH, EH10 4NB

OFFERS OVER £400,000

EPC C

We are delighted to present for sale this appealing three bedroom upper apartment, forming part of an exclusive development in the desirable suburb of Cults.

Offering generously proportioned accommodation across two levels, this well-maintained home boasts a warm and welcoming atmosphere, with spacious living areas, a private balcony, and the added benefit of a lower-ground utility area and integral garage.

The property is entered via a welcoming vestibule and staircase to the upper hallway which in turn leads to a bright and spacious lounge and dining room. Full-height windows and glazed doors flood the room with natural light and provide access to a private south-facing balcony, ideal for relaxing or entertaining.

The dining area connects to the kitchen via a serving hatch, creating a sociable layout while retaining the practicality of a separate kitchen.

The kitchen is fitted with a range of wall and base units, coordinated work surfaces and ample storage.

The principal bedroom is generously proportioned, while the other double bedrooms provides flexible accommodation for guests, family or those working from home. A walk in wet room is centrally located to accommodate all the accommodation.

From the main hall, a staircase leads down to the lower-ground floor, where a substantial utility area fitted with base units and a sink provides excellent laundry and storage space and offers internal access to the integral garage, which benefits from power, light and an electric door.

While some aspects of the interior may offer scope for modernisation, the property has been lovingly maintained and presents an excellent opportunity for a purchaser to create a home tailored to their own tastes and requirements.





The property benefits from full double glazing and Electric heating.

Location

Cults is a prestigious westerly suburb which is well served by a variety of independent shops, a Tesco supermarket, coffee shops, a hotel with popular restaurant, medical centre and post office.

The property is situated within easy walking distance of the highly ranked Cults pre-school, primary and secondary schools and a reliable public transport service offers easy access to Aberdeen City. Located en-route to Royal Deeside, a wide range of sporting and recreational pursuits are available in the area including Golf Courses at Deeside and Peterculter, fishing on the River Dee, and hill-walking in picturesque hills and forests, with access to The Old Deeside Railway Line, popular with cyclists and dog walkers, only a short distance away.

Fixtures and Fittings

All carpets, blinds and light fittings included along with any integrated white goods.

Viewings

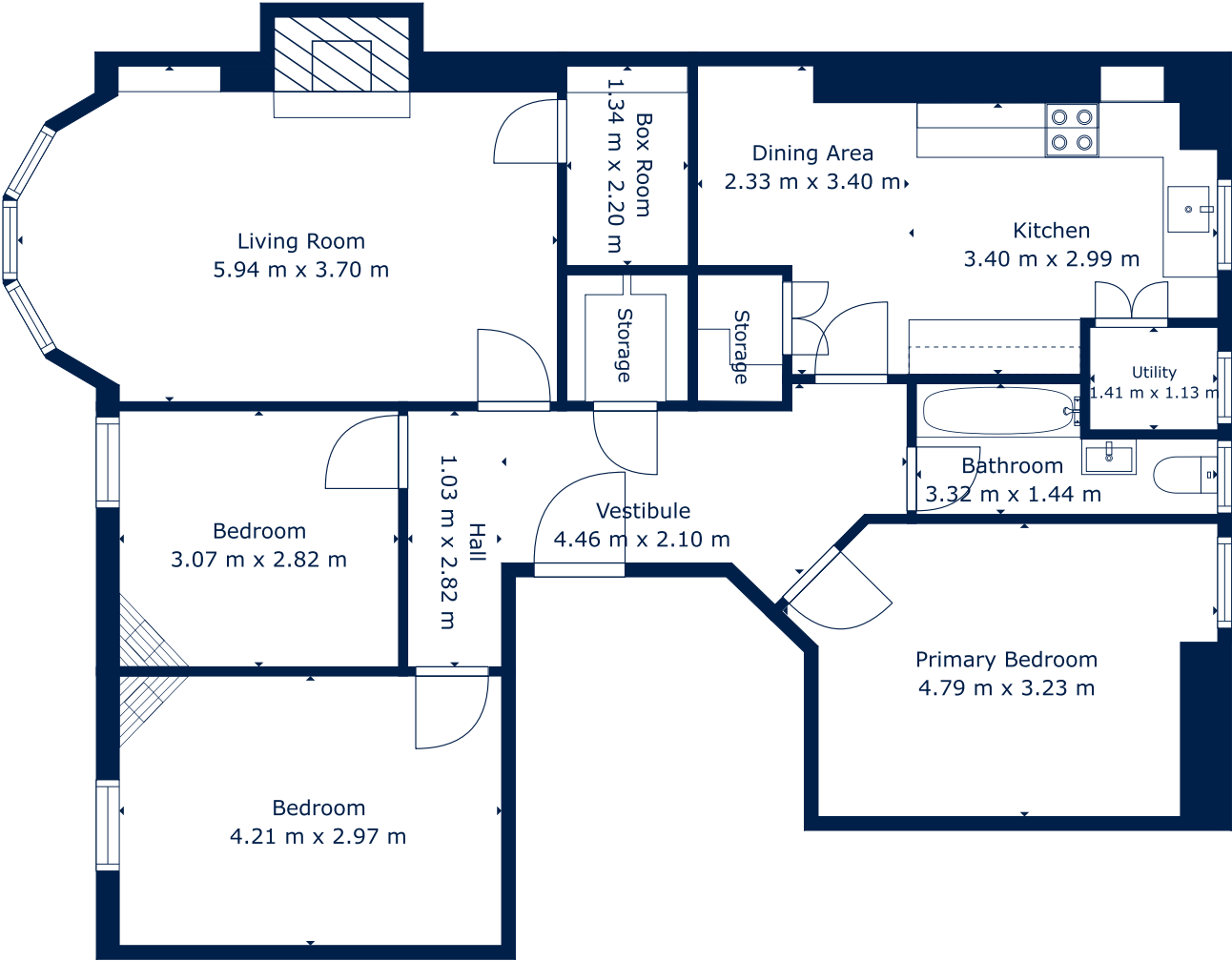
Contact Simpson & Marwick directly



5 1 2 F1 MONTPELIER PLACE

Bruntsfield, Edinburgh, EH10 4NB

Approx. Gross Internal Area:
1054.86 Sq Ft (98 Sq M)



For Identification purposes only.
Not to scale.

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