



19/3 Montpelier
Bruntsfield, Edinburgh, EH10 4LZ

CALL US ON 0131 447 4747

19/3 Montpelier, Bruntsfield, Edinburgh, EH10 4LZ

For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared security entry.
- Reception hall with excellent storage.
- Fabulous bay window living room set on an excellent corner position.
- Feature fireplace (gas fire disconnected).
- Generously proportioned dining kitchen with larder storage cupboard & appliances. Ideal for entertaining friends and family.
- Two spacious double bedrooms.
- Bathroom with shower.
- Gas central heating.
- Many originals features.
- Communal garden.
- Permit & Metered parking.



GENERAL DESCRIPTION

A superb and spacious second floor part of traditional building in the sought after Bruntsfield district of the city, within walking distance of the of the city centre and eclectic range of local amenities. The property is set on an excellent corner position and would make an ideal purchase for a professional person/ couple.

COUNCIL TAX BAND -
TRAIN STATION -
AIRPORT -
BUSES -

E.
APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

With its wide-open green spaces, excellent local amenities, and close proximity to the city centre, Bruntsfield is one of the capital's most sought-after residential areas. Positioned in Edinburgh's desirable Southside, residents are never far from some of the city's most beloved public parks including Bruntsfield Links, The Meadows and Holyrood Park, all of which provide ample opportunity for walking, cycling or summer picnics. Bruntsfield is served by excellent local amenities in every direction: Bruntsfield Place provides an authentic high street shopping experience, with thriving independent cafes, and it is close to the exclusive shops of Morningside. When it comes to entertainment and leisure, residents have a wealth of cultural attractions right on their doorstep, from boutiques and art galleries, to independent cinemas and live theatre. Additional recreational facilities can be found at the Fountain Park Complex which houses a private leisure club, cinema and number of restaurants. Bruntsfield is within the catchment area for well regarded Bruntsfield Primary and Boroughmuir High and is also well placed for some of Edinburgh's most prestigious independent schools. It is ideally located for easy access to the University of Edinburgh and Napier University, and is served by fantastic public transport links travelling across the city and beyond. Thanks to its southerly location, it enjoys swift, convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

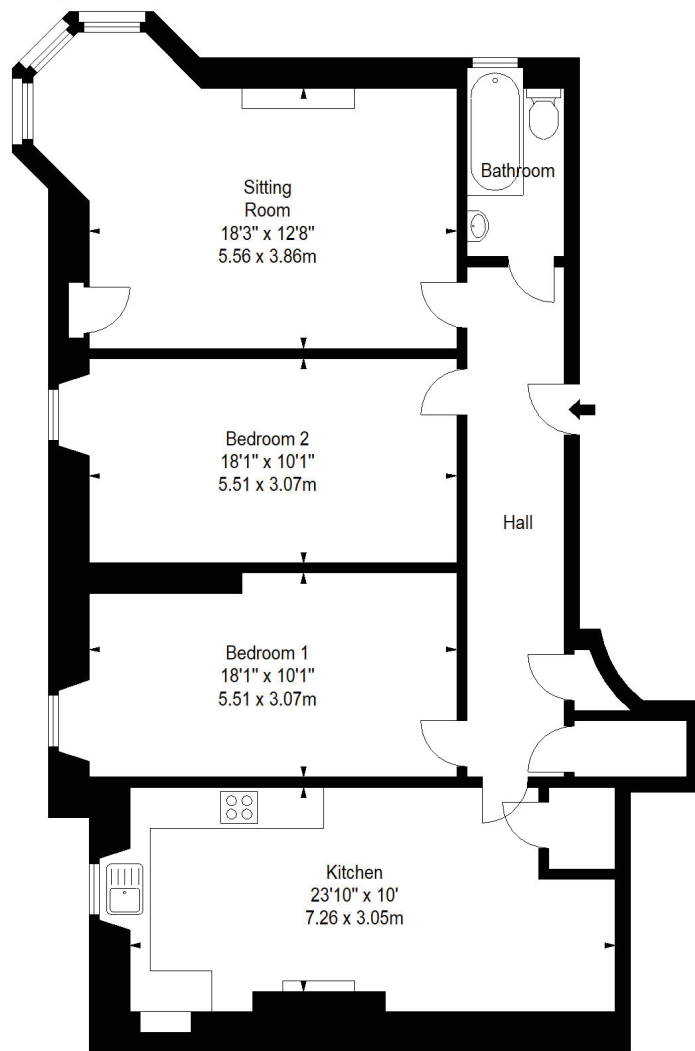
EXTRAS:
ALL LIGHT FITTINGS, BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE, DISHWASHER & FRIDGE/FREEZER. ALL FURNITURE WITHIN THE PROPERTY WILL BE AVAILABLE THROUGH NEGOTIATION.



Montpelier,
Edinburgh, EH10 4LZ



Approx. Gross Internal Area
1134 Sq Ft - 105.35 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Second Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.