

Flat 2F2, 8 Montpelier Edinburgh EH10 4NA

Fixed Price £245,000

- Entrance hallway
- Lounge with cornicing and fire place
- Spacious dining kitchen with floor and wall mounted storage. Electric oven and hob
- Bright double bedroom
- Three piece bathroom with electric shower over bath
- Communal garden
- On street parking



Second Floor Flat

Blair Cadell are delighted to bring to market this bright one bed 2nd floor flat. The property is located in the highly desirable Bruntsfield area of the city close to excellent local amenities and the city centre. The property is perfect for the first time buyer or buy to let investor and must be viewed.

The accommodation comprises of an entrance hallway leading through to a spacious lounge with ornate corncing and fire place which is the perfect space for evening relaxing. The large dining kitchen has a range of floor and wall mounted units, electric hob and oven. There is a generous double bedroom and a bathroom with a three-piece suite and electric shower over the bath. Gas central heating and double glazing throughout the property, a communal garden to the rear and on-street parking. *** No warranty given for systems and appliances***

The property offers excellent accommodation that is close to Universities and the city centre. Bruntsfield is to the south of the city centre which can be easily reached via a frequent bus service that runs close by. The bypass can be reached in ten minutes and leads to the south via the A1/A68, the South Gyle, airport and the M8/9/90 motorway network making it an ideal location for those with a commute. Bruntsfield has a wide variety of specialist shops plus there is a Waitrose superstore in nearby Morningside. Recreational facilities include Bruntsfield Links, the Meadows, Dominion Cinema, Churchill Theatre plus a host of popular cafes, bars and restaurants on the door step making it the perfect location for those who like a night out.

Council Tax Band D

Energy Rating D

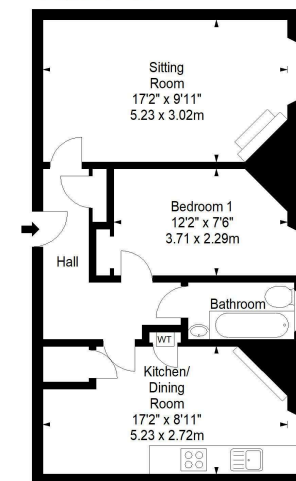
Viewing by appointment 0131 337 1800



Montpelier,
Edinburgh, EH10 4NA



Approx. Gross Internal Area
567 Sq Ft - 52.67 Sq M
For identification only. Not to scale.
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Second Floor

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