



**5 Montpelier Terrace, Bruntsfield,
Edinburgh, EH10 4NE**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BRIGHT AND SPACIOUS

MAIN DOOR, TRADITIONAL FLAT



Bright and spacious, two-bedroom, main door, traditional, tenement flat in the sought after Bruntsfield district in Edinburgh, close to excellent local amenities and a fantastic selection of independent shops, cafes and restaurants a short walk away. Now in need of modernising this is an excellent opportunity to add your own stamp to a property, ideal for a couple, those looking for ground floor living or an investment. The property has well proportioned rooms, with high ceilings and beautiful period features throughout. The accommodation consists of a private entrance, a hallway with good storage, a large, elegant lounge, with original cornicing and a bay window, and a dining kitchen, with a range of fitted units and appliances and a door leading out to the shared garden. There are two generous double bedrooms, a box room, ideal as a home office, and a family bathroom. There is a small area of private garden to the front and a shared garden to the rear.

- Hallway
- Lounge with bay window
- Dining kitchen with door to the garden
- Two double bedrooms
- Box room
- Bathroom
- Gas central heating
- Period features
- Good storage
- Garden area to the front
- Communal garden to the rear
- Metered and permit parking





BRUNTSFIELD

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent range of amenities including fashionable bars, cafes, 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 and Napier University. There are beautiful green spaces close by at 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 with Bruntsfield Primary School close by, a good choice of state schools at either James Gillespie or Boroughmuir High Schools, or in the private sector, George Watson's College.



Extras

All fitted floor coverings, curtains, light fittings, cooker, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

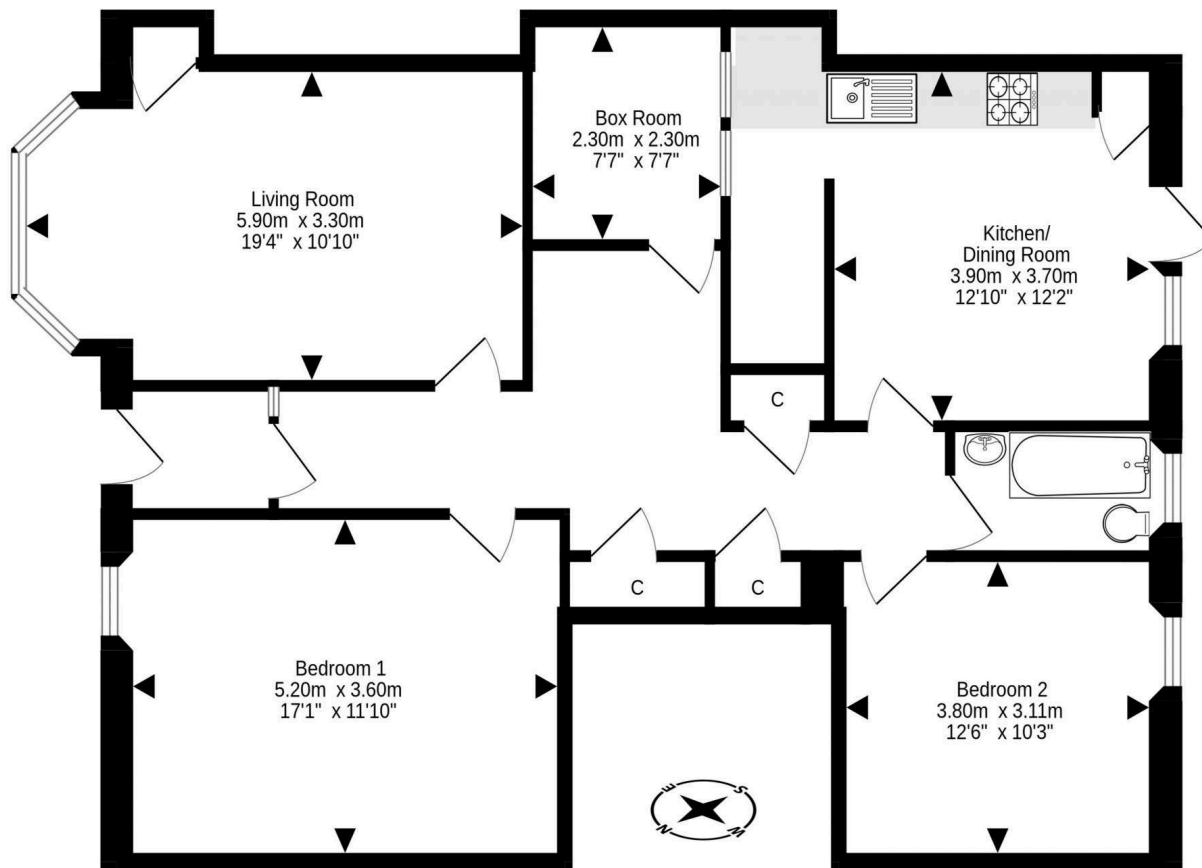
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Home Report Valuation

£390,000

EPC Rating

D



TOTAL FLOOR AREA : 95.6 sq.m. (1029 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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