

COULTERS[©]

2 (1 F3) MONTPELIER

BRUNTSFIELD, EDINBURGH, EH10 4NA

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Bursting with period features, this delightful first floor flat in sought-after Bruntsfield offers superb flexible accommodation. Elegant period features effortlessly combine with stylish modern fixtures and fittings, including, decorative cornice, wooden panelling, striking fireplaces, press cupboards and stripped & sanded doors and floors. The apartment is currently used as a beautiful two bedroom flat, but can also be used as a large one bedroom property depending on requirements.

KEY FEATURES



Beautifully presented first floor flat.



Two generous double bedrooms.



Well-maintained shared rear garden.



On-street residents parking.



Located in the popular area of Bruntsfield.



Excellent local amenities nearby.





The entrance hall opens on to a bright hall providing access to all rooms. The modern fitted dining kitchen/livingroom is filled with natural light, fitted with wall and base mounted units & worktops at one end, whilst a cosy sitting area has fixings for a wall mounted TV unit. The appliances include a gas hob, electric oven, extractor hood, washing machine and fridge/freezer. There is a lovely Aga and overhead a handy washing pulley has been fitted. Both the bay windowed master bedroom and second double bedroom have attractive cornicing, charming fireplaces and wood floors. The stylish, sleek shower room has a large shower cubicle, WC and wash hand basin (with drawers below). Externally there is a large, well maintained communal garden that is mainly laid to lawn. Permit holder parking is available on the streets outside.





THE LOCAL AREA

Bruntsfield is a residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.

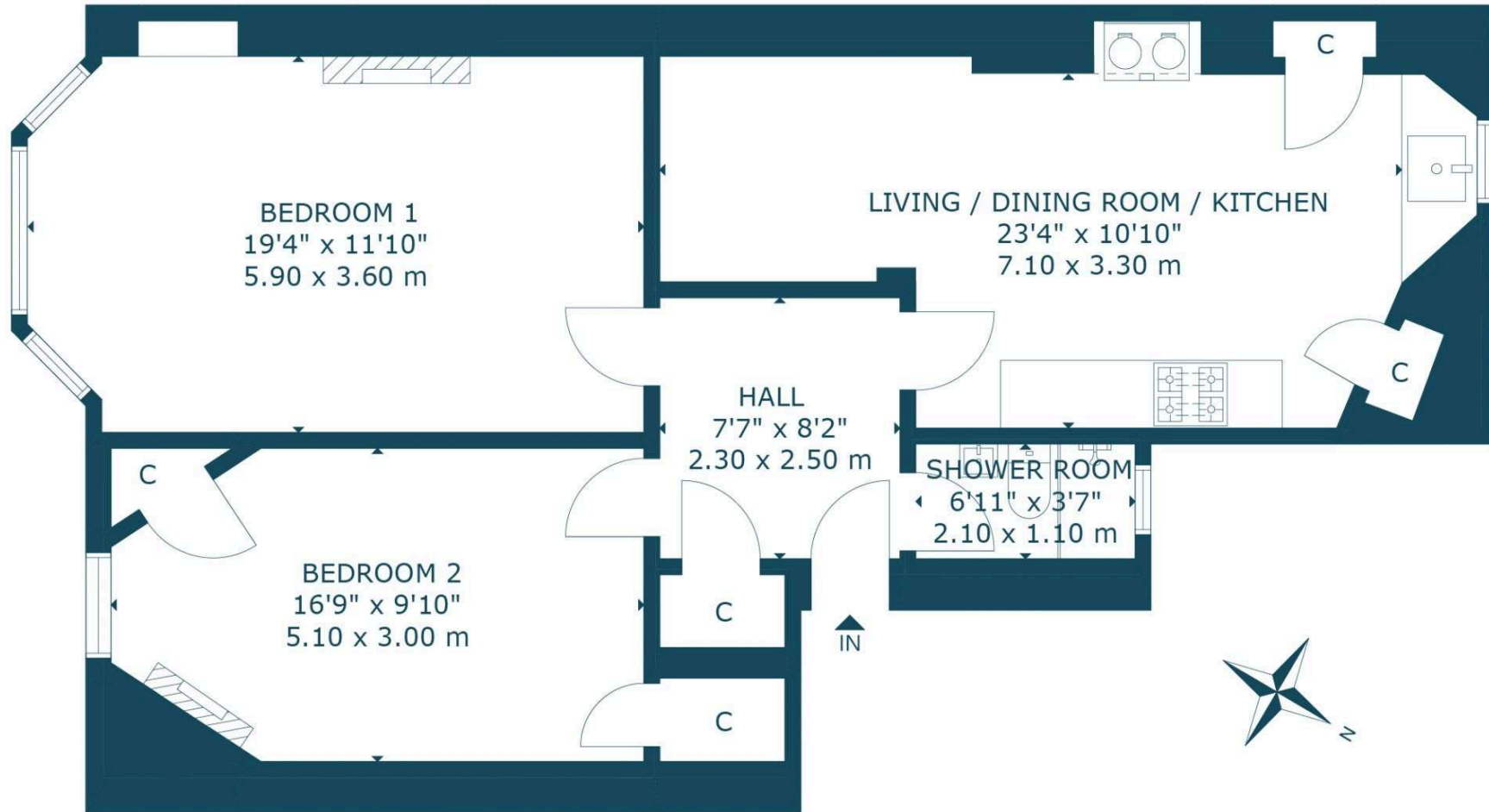
Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School and the Napier University.



EXTRAS

All blinds, light fittings, fitted flooring, bespoke fitted wardrobe in the main bedroom, and integrated appliances are included in the sale price. Other items available subject to separate negotiation.





FIRST FLOOR

2 (1F3), MONTEPELIER, BRUNTSFIELD, EDINBURGH, EH10 4NA

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 790 SQ FT / 73 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.