



6(2F1) MONTPELIER TERRACE

BRUNTSFIELD, EDINBURGH, EH10 4NF



1 PUBLIC



2 BED



1 BATH



VMH SOLICITORS

0131 622 2626 | property@vmh.co.uk



6(2f1)

MONTPELIER TERRACE

This traditional second-floor flat is a spacious two-bedroom residence, which has an enviable location in sought-after Bruntsfield. It is conveniently set within easy reach of The Meadows, transport links, schools, and fantastic amenities. Furthermore, the flat is presented throughout in crisp white, providing buyers with an attractive blank canvas. Enjoying bright and airy rooms with high ceilings, the property is sure to be popular with city professionals, couples, and first-time buyers, as well as small families and buy-to-let investors.

Features

- Second-floor flat in move-in condition
- Part of a traditional tenement building
- In the Bruntsfield conservation area
- Bright, southeast-facing aspect
- Secure telephone-entry system
- Entrance hall with walk-in storage
- Living/dining room with focal-point fireplace
- Well-appointed kitchen
- Two airy double bedrooms
- 3pc bathroom with an overhead shower
- Well-maintained communal garden
- Controlled permit parking (Zone S3)
- Gas central heating and double glazing

“...Living/dining room with focal-point fireplace, a well-appointed kitchen and two airy double bedrooms...”



EPC Rating - C

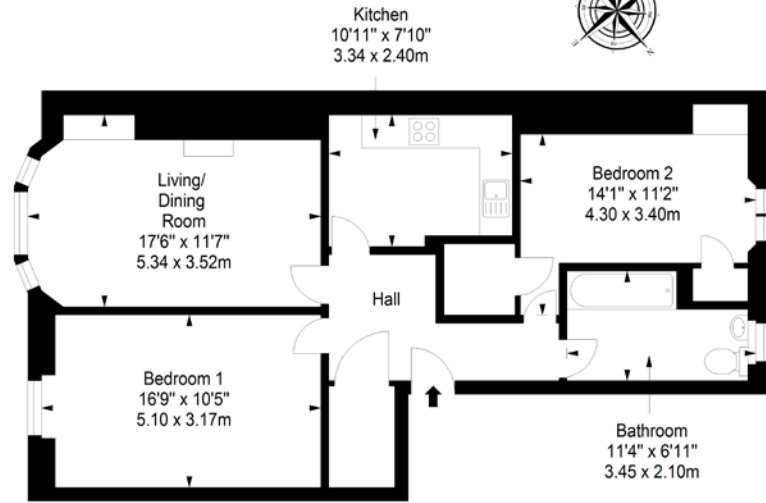
Home Report Value - £325,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window blinds, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Second Floor
Approx. 72.8 sq. metres (783.6 sq. feet)



Total area: approx. 72.8 sq. metres (783.6 sq. feet)



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68



CHARTERED FIRM

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