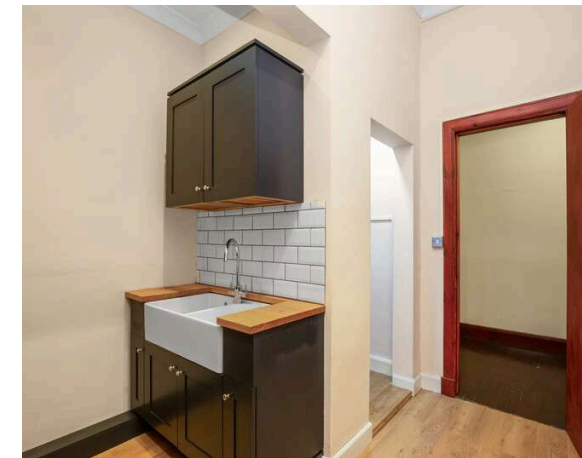
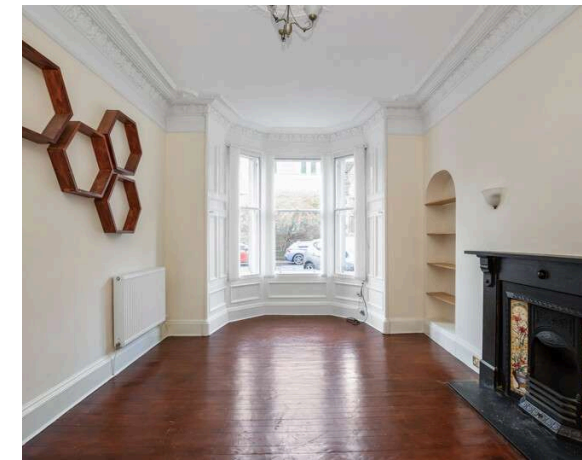




42 Montpelier Park, EDINBURGH, EH10 4NH

www.mcdougallmcqueen.co.uk



Rarely available and therefore a must on your viewing list this well-proportioned two bedroom main door flat forming part of a traditional tenement building retaining many period features offers excellent accommodation. The property is ideally located in the sought-after Bruntsfield area of Edinburgh close to an abundance of local amenities and transport links along with the wonderful green space the Meadows has to offer. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule, welcoming reception hallway.
- Front facing bright and spacious living room complemented by a bay window.
- Internal kitchen with a range of units, and a utility area.
- Double bedroom rear facing with en-suite WC and wash hand basin.
- Double bedroom rear facing.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Private garden to the front.
- Permit and metered parking.



Location

The property is ideally located in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City By-Pass and main motorway networks are also close by.

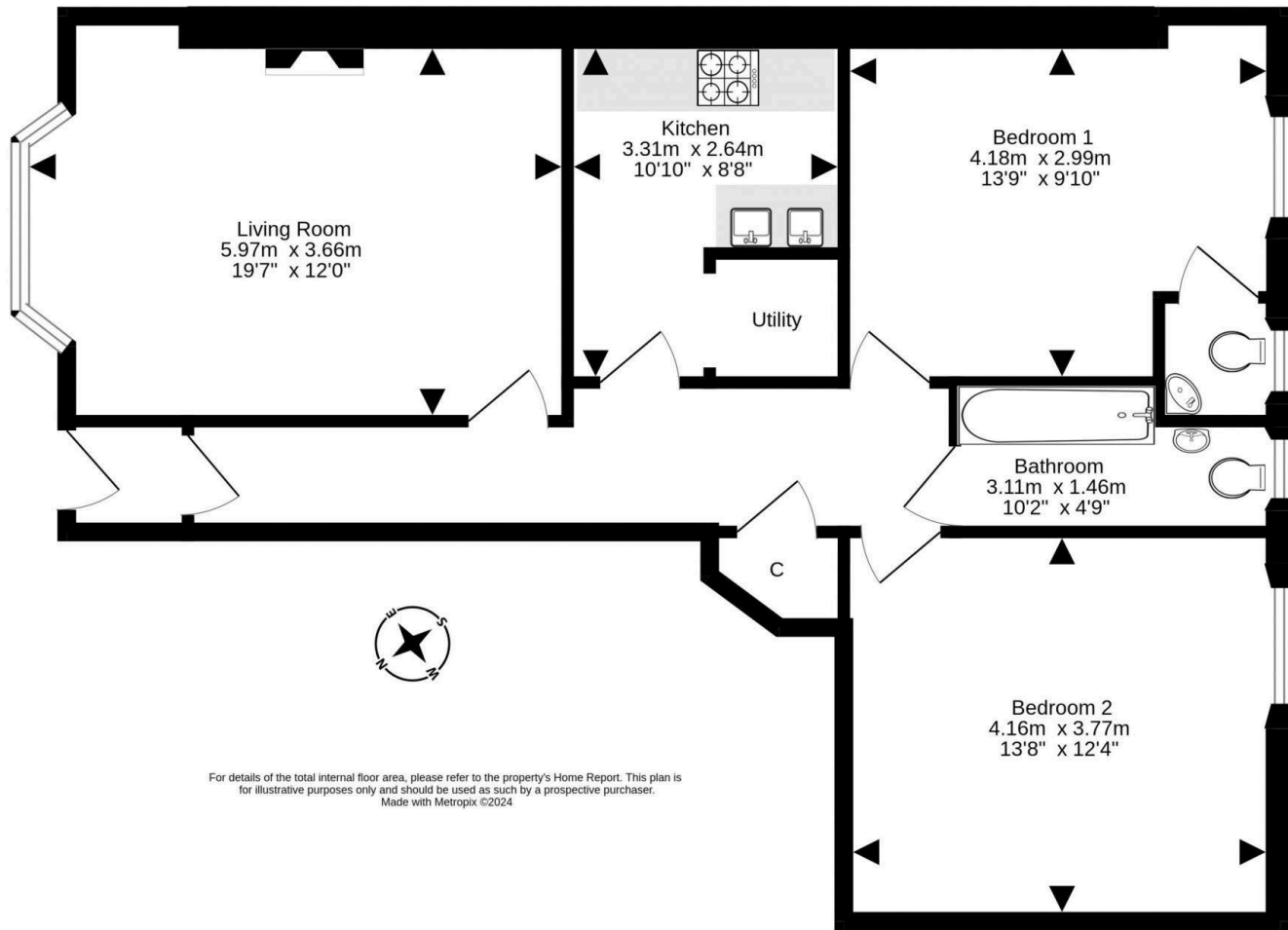
Extras

The kitchen appliances, curtains and fitted floor coverings are included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

