



26/3 Montpelier Park

BRUNTSFIELD | EDINBURGH | EH10 4NJ



MURRAY
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26/3 Montpelier Park is a fabulously refurbished, second floor flat within a substantial and handsome traditional Victorian tenement. Conveniently located for local amenities and within easy reach of the city centre, this is a particularly appealing and stylish 2-bedroom flat with well-proportioned accommodation of character.

Welcoming entrance hall with access to all rooms; spacious, elegant living room with bay window, carved timber mantelpiece and ornate cornice; wonderful dining kitchen with floor standing and wall mounted units, oak worktop, integrated appliances and ample space for a dining table and chairs; double bedroom 1; double bedroom 2; luxury bathroom with white 3-piece suite comprising WC, wash hand basin and bath with thermostatic shower over; double boxroom lending itself to a variety of uses; utility room.

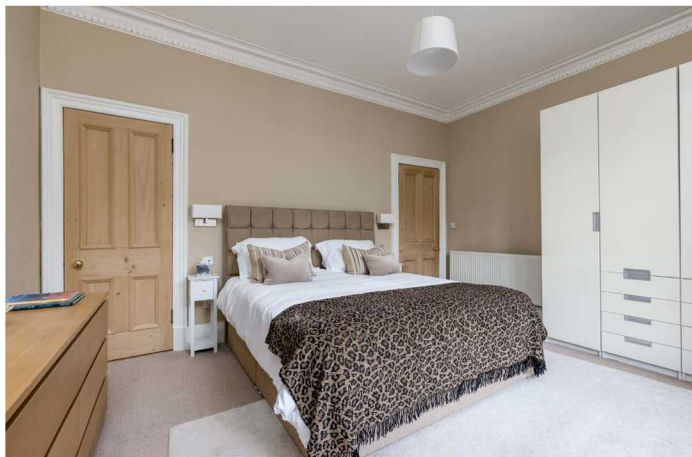
Well-maintained communal rear garden.

Permit holder and metered parking is available in the surrounding streets.

Gas central heating.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". Integrated white goods include the fridge freezer, double oven and hob, which together with the dishwasher and washing machine in the utility room are all included in the sale.

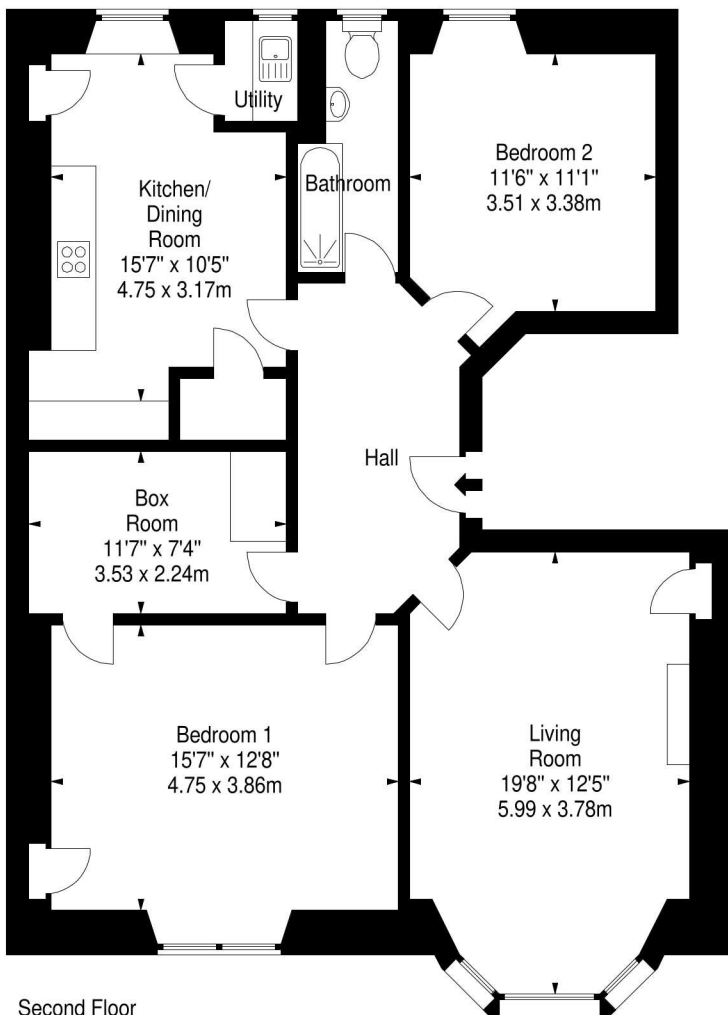




Montpelier Park,
Edinburgh,
Midlothian, EH10 4NJ



Approx. Gross Internal Area
1049 Sq Ft - 97.45 Sq M
For identification only. Not to scale.
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Location

Montpelier Park is located in the popular residential area of Bruntsfield, lying southwest of the City Centre. Holy Corner and Bruntsfield Place provide a wide variety of boutique shops, restaurants and cafes to cater for everyday needs with more extensive facilities including a Waitrose at Morningside. For recreational activities the green open spaces of the Bruntsfield Links & the Meadows, and the Union Canal are all within walking distance from the property. The Craiglockhart Sports Centre and Craiglockhart Hill are also easily accessible. Fountain Park Leisure complex is nearby and has a Nuffield Health Club, bowling alley, multiplex cinema, bars and restaurants. The property is conveniently located for various highly regarded schools in both the public and private sector as well as Edinburgh and Napier Universities. Regular buses operate to and from the city centre from Bruntsfield Place and Haymarket Train Station and the City Bypass are also easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.