



# 15/4 Montpelier

Bruntsfield, Edinburgh, EH10 4LZ



VMH ESTATE AGENTS





## Bright & generously proportioned first floor flat located in the desirable residential area of Bruntsfield

- Spacious sitting/dining room
- Fitted kitchen
- 2 generous double bedrooms
- Bathroom
- Close to a variety of amenities
- Popular & convenient location
- Secure entryphone system
- Shared rear garden
- Permit parking
- Gas central heating



**Offers Over: £330,000**

**EPC Rating: C**

**Council Tax: D**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Forming part of a traditional Victorian tenement, this impressive, well proportioned first floor flat benefits from having all the amenities of vibrant Bruntsfield on the doorstep.

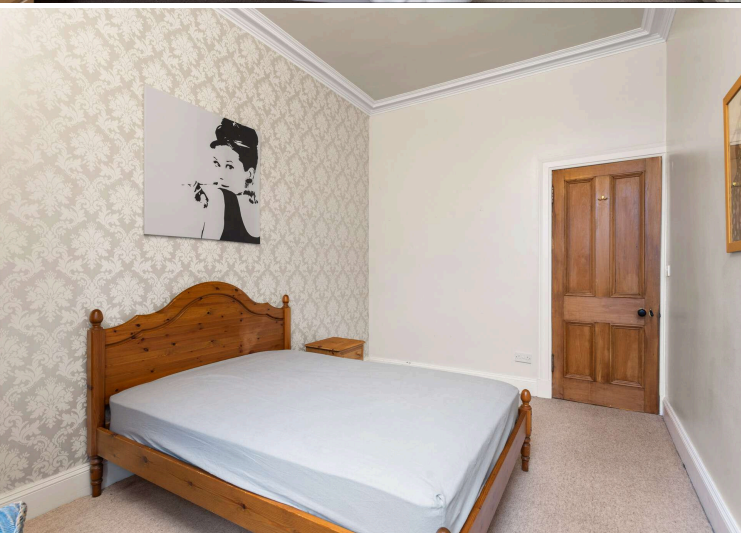
The accommodation is bright and generously proportioned and bright and complemented by some charming period features such as decorative cornicing and natural wood finishes. This is a fantastic opportunity to acquire an impressive property with further potential in one of Edinburgh's most sought after residential areas.

## Extras

Included in the sale price are all fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine.



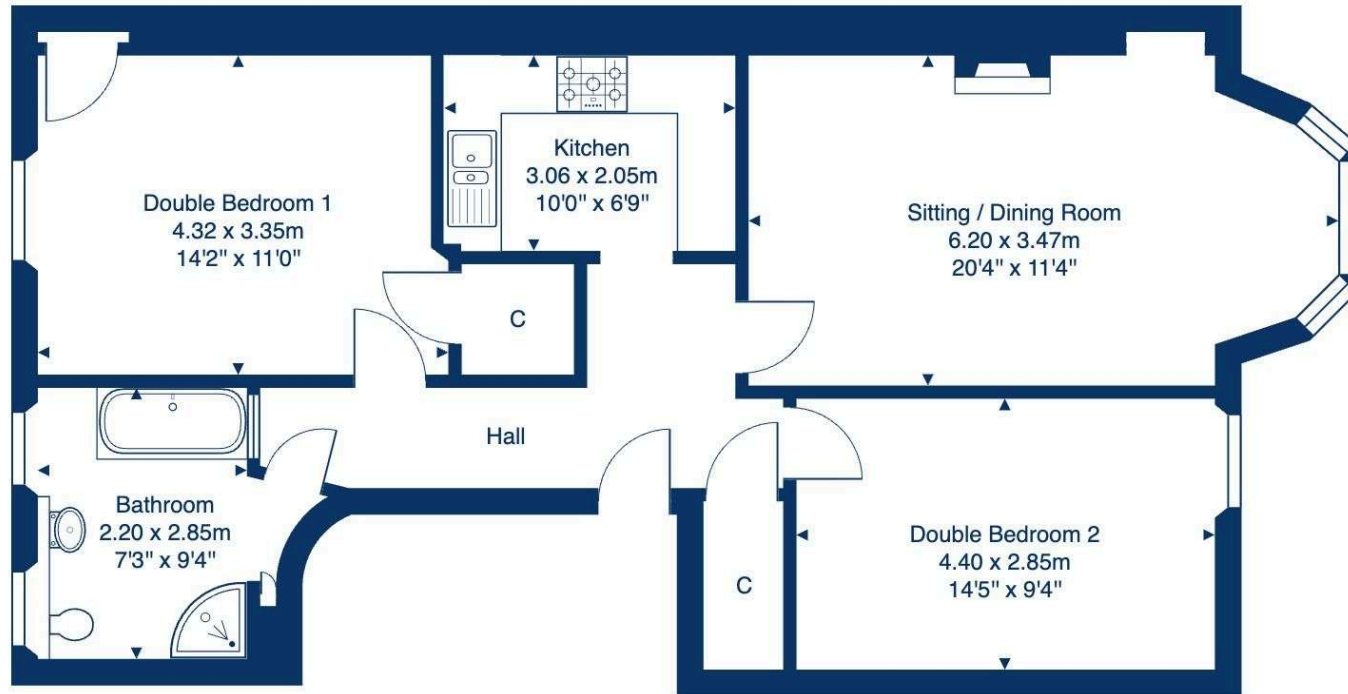




## Location

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre and is considered one of Edinburgh's most sought-after suburbs. Bruntsfield along with neighbouring Morningside offers an excellent array of amenities including fashionable bars, popular restaurants, banks, fine dining, convenience stores and speciality shops. For larger shopping requirements there are nearby Waitrose store and an M&S Food in Morningside. Recreational spaces in the area include the delightful Meadows which has excellent tennis courts and a large children's play park and Bruntsfield Links which has a pitch and putt area. Edinburgh city centre is within easy walking distance and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Bruntsfield offers highly regarded state schooling at both primary and secondary level along with excellent private schooling, it is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

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### First Floor

Total Area: 77.0 m<sup>2</sup> ... 828 ft<sup>2</sup>

All measurements are approximate and for display purposes only.







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