



BRUNTSFIELD  
86/2 MONTPELIER PARK  
EH10 4NG



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EPC RATING: C

OFFERS OVER £410,000

## PROPERTY DESCRIPTION

- Recently redecorated communal hallway with Victorian tiling
- Internal hallway with handy storage cupboard & feature lighting
- Spacious bay windowed sitting/dining room with plantation shutters, original fireplace, cornicing, Edinburgh press and feature lighting, open plan to:
- Fabulous modern kitchen with wide range of shaker style units with brass fittings, porcelain sink, integrated appliances, handy utility/linen cupboard and useful island
- Principal bedroom with range of fitted wardrobes and plantation shutters, decorated with Farrow & Ball wallpaper
- Second double bedroom, again with fitted wardrobes, original fitted cupboard and access to:
- Ensuite wet shower room with shower with contemporary black fittings, wc/sink, heated towel rail & mosaic tiling
- Third bedroom with feature Tom Dixon light fitting, currently used as a second sitting room/study but easily fits a double bed
- Elegant, panelled family bathroom with bath with rainfall shower over with brass fittings, sink, wall hung wc & heated towel rail
- Gas central heating from Worcester Bosch combi boiler updated in 2021 and designer radiators fitted in 2020
- Double glazed windows throughout
- Wealth of period features including stripped wood flooring, cornicing, panelled doors, original fireplace & Edinburgh press
- Decorated throughout in period colours with contemporary door furniture & light switches
- Easily maintained south-west facing communal rear garden, perfect for relaxing
- On street permit parking & bike hangers
- Extremely well-maintained stair with excellent arrangements in place for communal repairs, including recent complete renewal of flat roof covering, gutters cleared, downpipes upgraded, rear boundary walls repaired, cupola upgraded and redecoration of communal stairway



## VIEWING

Sun 2-4pm or Call

Jardine Phillips

0131 4466850





## STYLISH, UPDATED THREE BED FIRST FLOOR APARTMENT IN BUSTLING BRUNTSFIELD, IN CATCHMENT FOR EXCELLENT SCHOOLS

This stunning property underwent a comprehensive programme of upgrades in 2020 and now provides a wonderful home for professionals, downsizers or a young family, being in the catchment for some of Scotland's most highly regarded schools, including Bruntsfield Primary & Boroughmuir High. The spacious, well laid out accommodation comprises a bay windowed sitting/dining room which flows through to a modern kitchen fitted with comprehensive range of shaker style units - perfect for family living & entertaining.

There are three double bedrooms, two with fitted wardrobes, together with an ensuite shower room and a contemporary family bathroom. Also benefitting from a well-maintained stair, a south-west facing communal garden and permit parking in the street. Situated minutes from the vibrant heart of Bruntsfield with its extensive range of coffee shops, bars, restaurants, independent retailers, supermarkets, lifestyle facilities and wide-open spaces. This location offers an easy walk to the city centre or has many bus services running into & out of town, making it perfect for anyone who enjoys a village atmosphere within an urban setting.

### AREA

Bruntsfield is a very prestigious area in the south of the city, bordering Morningside, and offering a wide range of supermarkets (including Tesco, Waitrose and M&S Simply Food), speciality food stores, coffee shops, bars, restaurants and independent retailers. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema and Church Hill & Kings Theatres. There are a good range of gyms/leisure facilities and golf courses a short walk or drive away and the property is also well placed for lots of open spaces, including Bruntsfield Links, the Meadows, the Union Canal & Harrison Park. Local schooling is well-renowned and the property is in the catchment for Bruntsfield & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's College. The city centre and old town are a short stroll away but there are also numerous bus

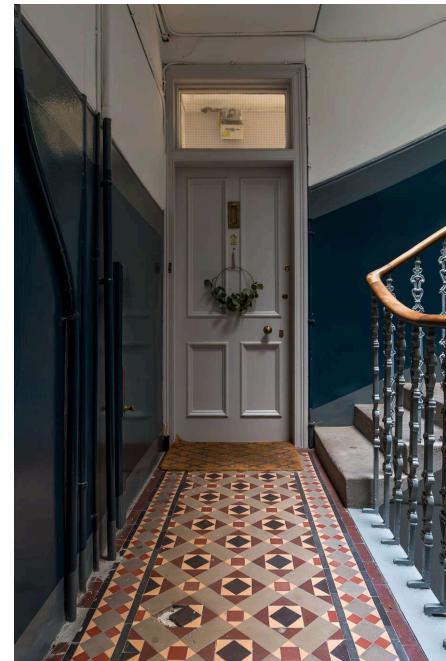
services taking you into and out of town, together with easy access to the city bypass and the motorway network beyond.

### EXTRAS

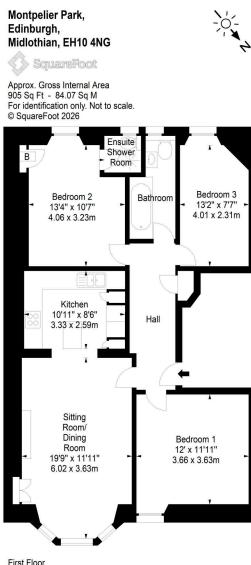
The blinds/curtains, light fittings, gas hob, electric double oven, extractor fan, integrated dishwasher, integrated fridge freezer and washer/dryer are included in the sale, together with two sets of fitted wardrobes and the freestanding wardrobe in Bed 3.

### HOME REPORT VALUATION

£425,000



Sitting/dining room	19'9 x 11'11 (6.02 x 3.63m)
Kitchen	10'11 x 8'6 (3.33 x 2.59m)
Bedroom 1	12' x 11'11 (3.66 x 3.63m)
Bedroom 2	13'4 x 10'7 (4.06 x 3.23m)
Bedroom 3	13'2 x 7'7 (4.01 x 2.31m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.