

# 3F1, 75 Montpelier Park

BRUNTSFIELD, EDINBURGH, EH10 4ND



*A WONDERFUL BLEND OF PERIOD  
CHARACTER AND CONTEMPORARY STYLING*



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Part exchange available! McEwan Fraser is delighted to present this magnificent two-bedroom tenement flat to the market. Located in sought-after Bruntsfield, the property offers a wonderful blend of period character and contemporary styling, and internal viewing is essential to fully appreciate the quality on offer within.

The accommodation includes two double bedrooms, a box room that would make a great home office, a bay-fronted lounge, a bathroom, and a stylish modern kitchen. Further benefits include a communal garden, zoned permit parking, gas central heating, and double glazing.

The internal accommodation is focused on a generous living room that boasts high ceilings, high-quality flooring, an ornate cornice, fireplace, Edinburgh press, and huge levels of natural light from a broad bay window that enjoys elevated views over the Edinburgh skyline towards the castle. While the fireplace creates a lovely natural focal point for the room, the space on offer can accommodate a range of different furniture configurations. This will allow the new owner plenty of flexibility to create their ideal entertaining space.

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The kitchen includes a generous range of contemporary base and wall-mounted units set against a tiled splashback. There is ample prep and storage space alongside a full range of integrated appliances including an induction hob.





Bedroom one is a generous double that retains many of the period features encountered in the living room. There is ample space for a large frame bed and a full suite of supporting furniture. Bedroom two is also a good-sized double and overlooks the rear garden.





**Bedroom 2**

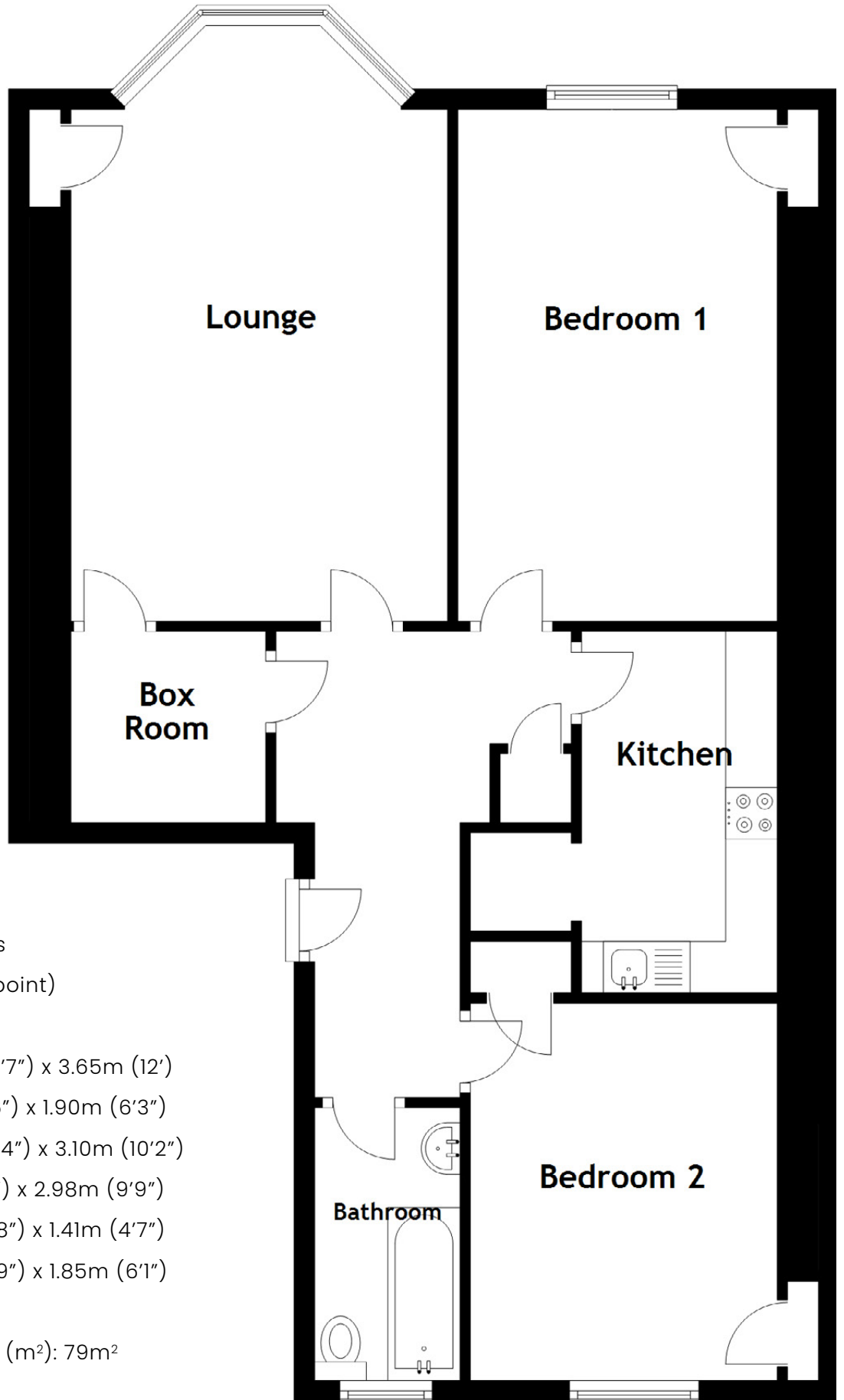
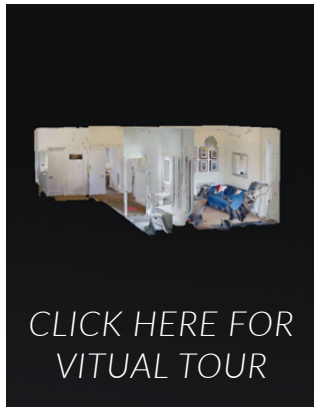


The accommodation is arranged around a central hallway, with integrated storage, that gives access to all apartments including the box room and the bathroom. The bathroom is partially tiled and includes a white three-piece suite with a shower over the bath.

Externally, the property has access to a well-maintained communal garden.







Approximate Dimensions  
(Taken from the widest point)

Lounge	6.27m (20'7") x 3.65m (12')
Kitchen	3.51m (11'6") x 1.90m (6'3")
Bedroom 1	4.97m (16'4") x 3.10m (10'2")
Bedroom 2	3.66m (12') x 2.98m (9'9")
Bathroom	2.65m (8'8") x 1.41m (4'7")
Box Room	2.06m (6'9") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 79m<sup>2</sup>

EPC Rating: C

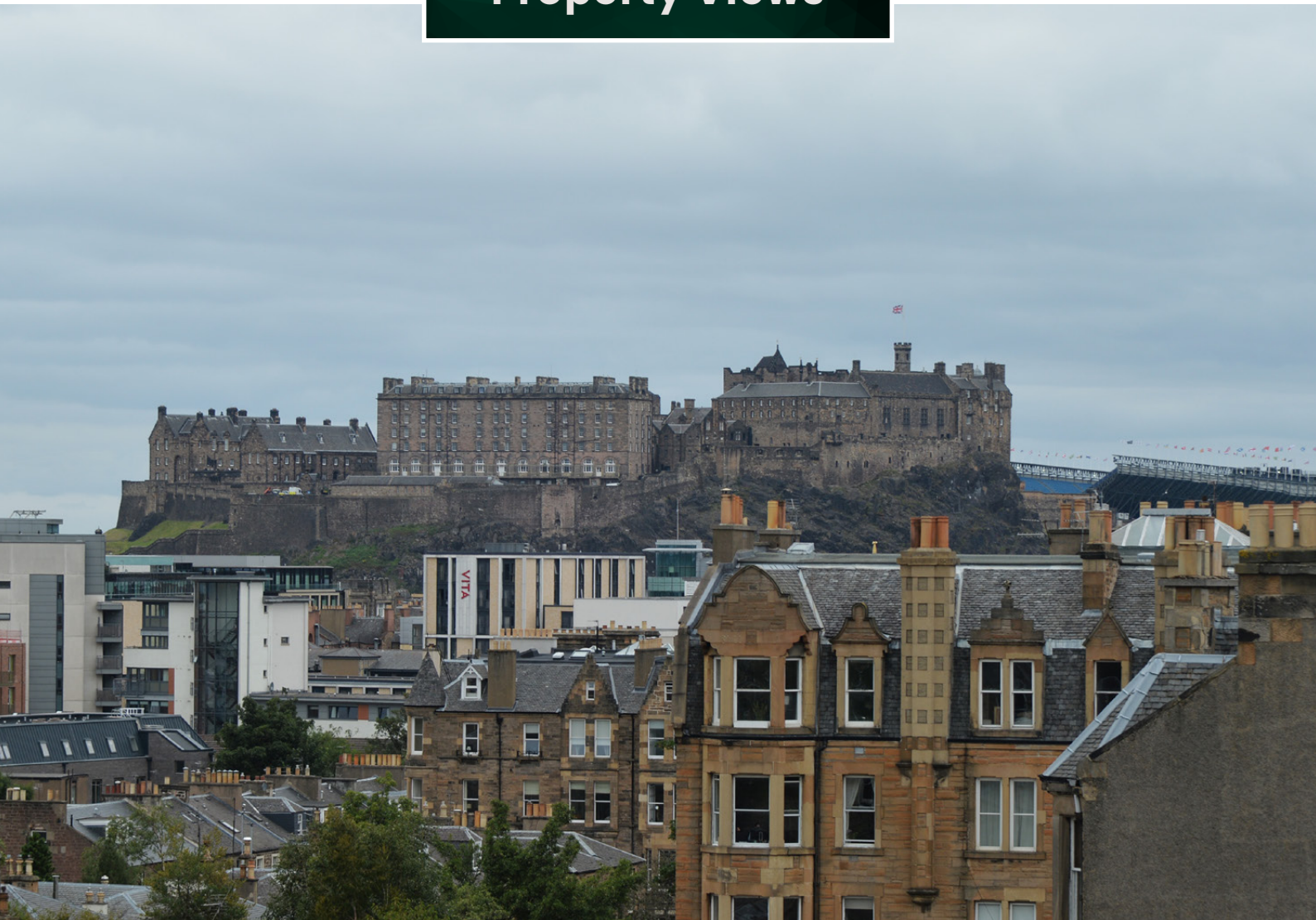


## Communal Garden





## Property Views





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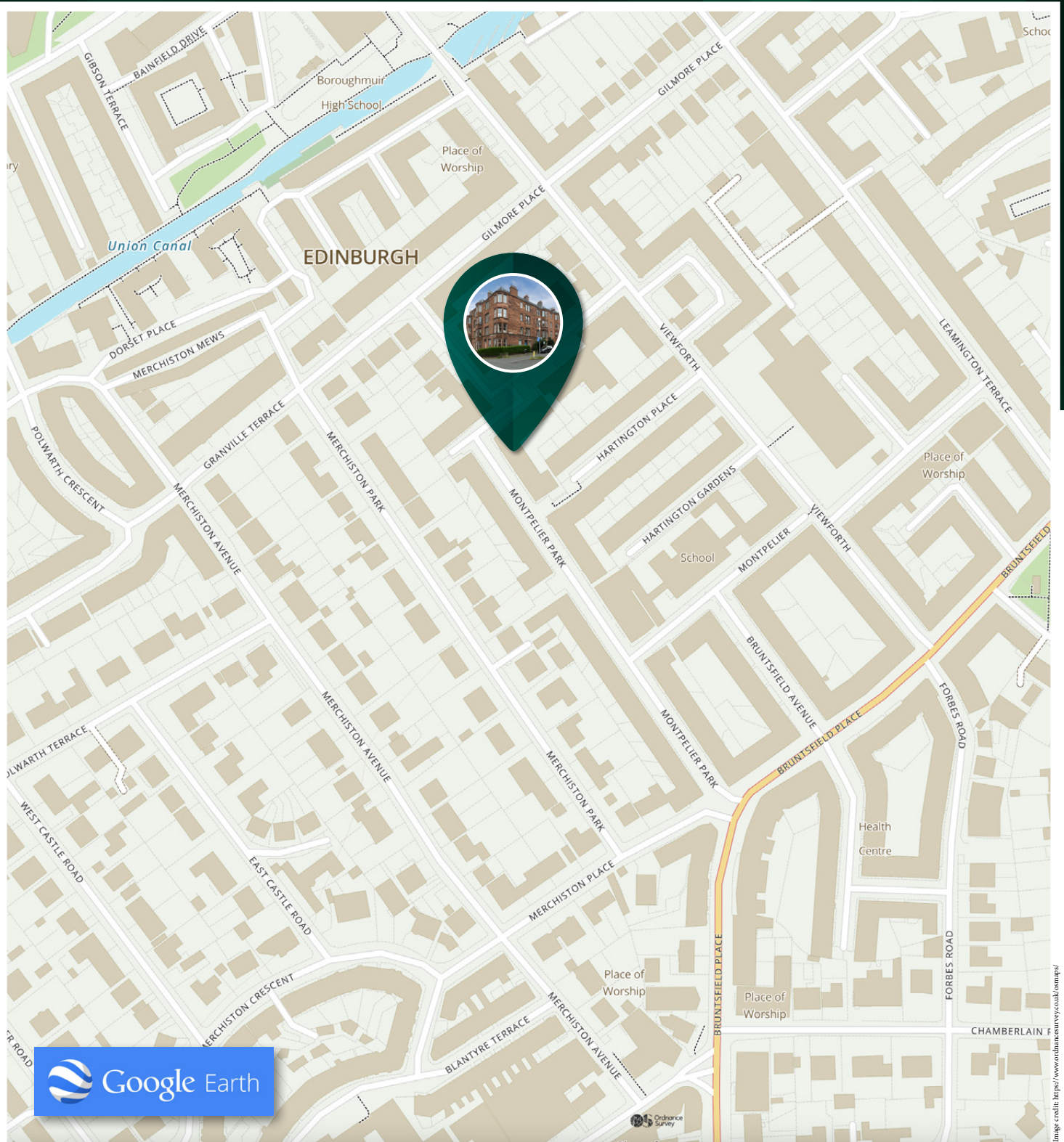
The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road.

The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include The Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt.

Edinburgh city centre can be reached on foot in under fifteen minutes, and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for with Bruntsfield Primary School on your doorstep, a good choice of state schools at either James Gillespie or Boroughmuir High Schools, or in the private sector, George Watson's College.

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## The Location



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