

25/12 Montpelier

BRUNTSFIELD, EDINBURGH, EH10 4LY



*A CHARMING TOP-FLOOR BRUNTSFIELD
FLAT WITH STUNNING VIEWS*



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McEwan Fraser is delighted to present this bright and spacious, two-bedroom top-floor flat to the market. The property enjoys an enviable position on Montpelier, set just back from Bruntsfield Place, widely regarded as one of Edinburgh's most desirable high streets. Its elevated setting affords stunning open views across the city and towards the Forth.

Internally, the property has been well maintained and offers an excellent opportunity for a new owner to modernise and personalise to their own taste. A number of attractive period features have been retained, adding character and charm throughout. Of particular note is the extensive loft space, which offers significant development potential, subject to the necessary consents, with ample scope to create two further double bedrooms and a bathroom.

The accommodation is centred around a traditional bay-fronted living room, rich in period detail and benefitting from sash and case-style double glazing that frames the far-reaching views beautifully.





Positioned directly behind, the kitchen is compact but thoughtfully arranged, with a good range of base and wall-mounted units providing ample storage and preparation space. There is clear potential to substantially increase the size of the kitchen by incorporating one of the generous walk-in wardrobes currently serving the principal bedroom, if desired.



The principal bedroom is a particularly spacious double, complete with two built-in wardrobes and plenty of room for a full complement of freestanding furniture. The second bedroom is also a well-proportioned double. Both bedrooms are arranged around a contemporary bathroom, which is partially tiled and fitted with a modern white suite.

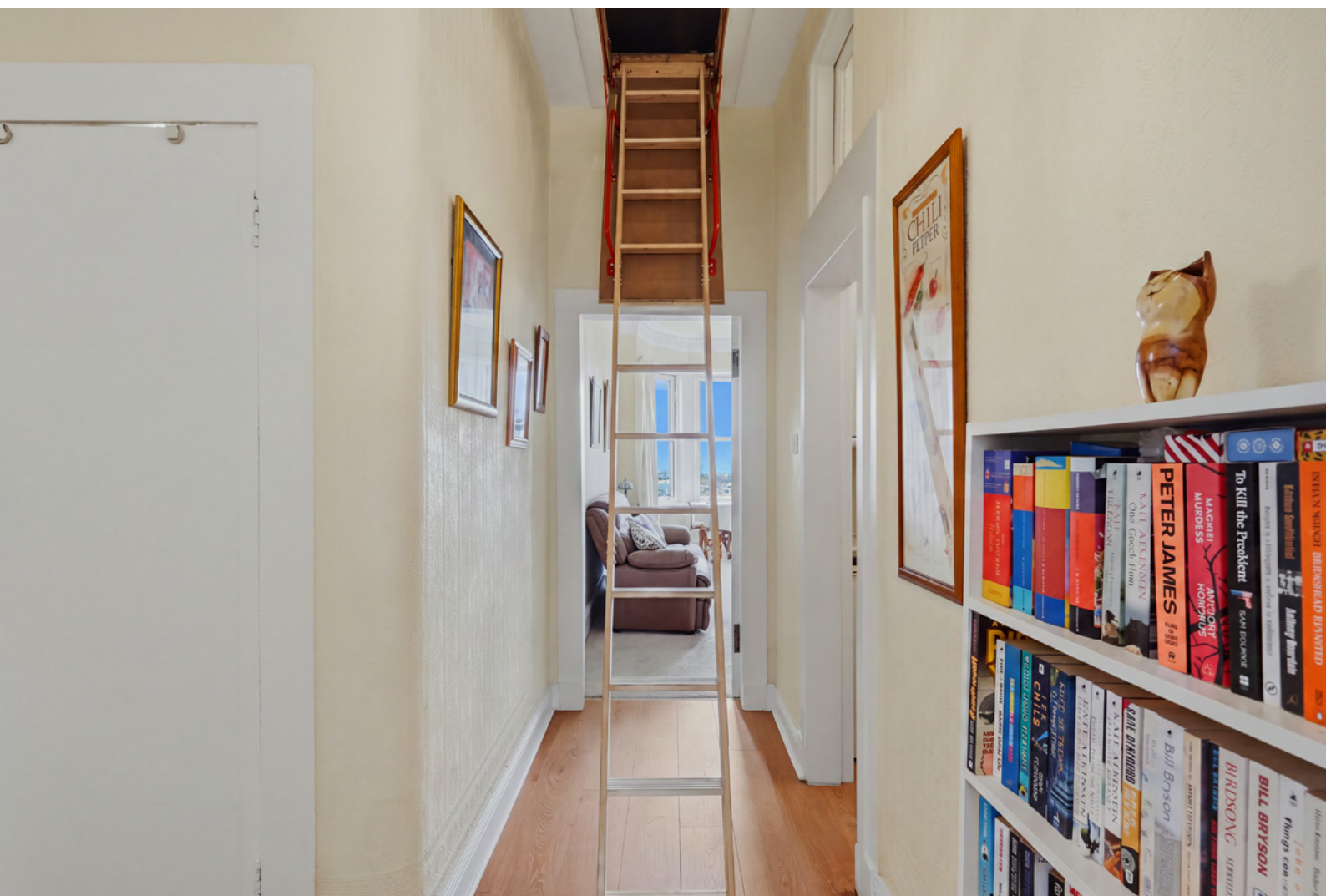


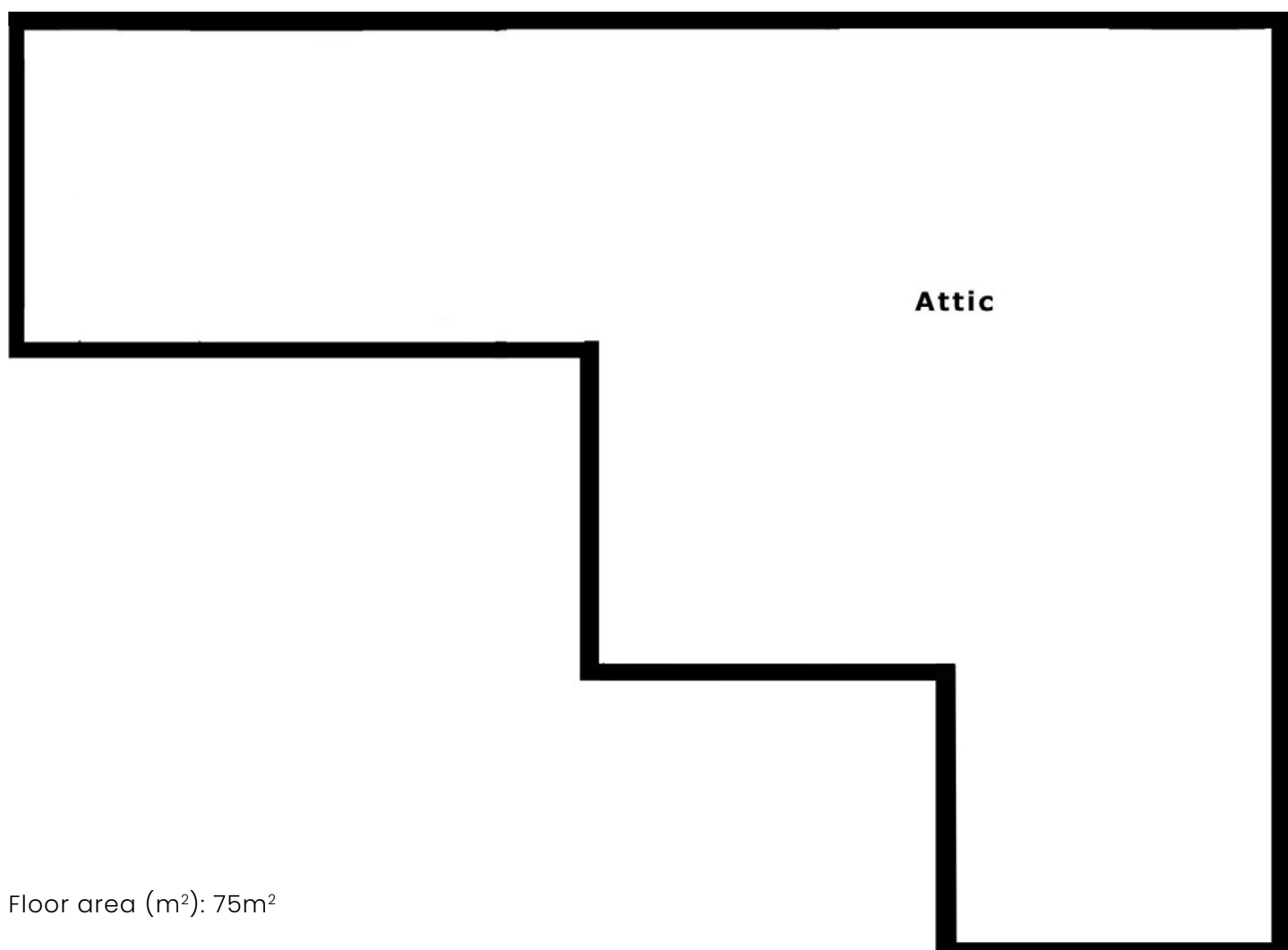


Bedroom 2

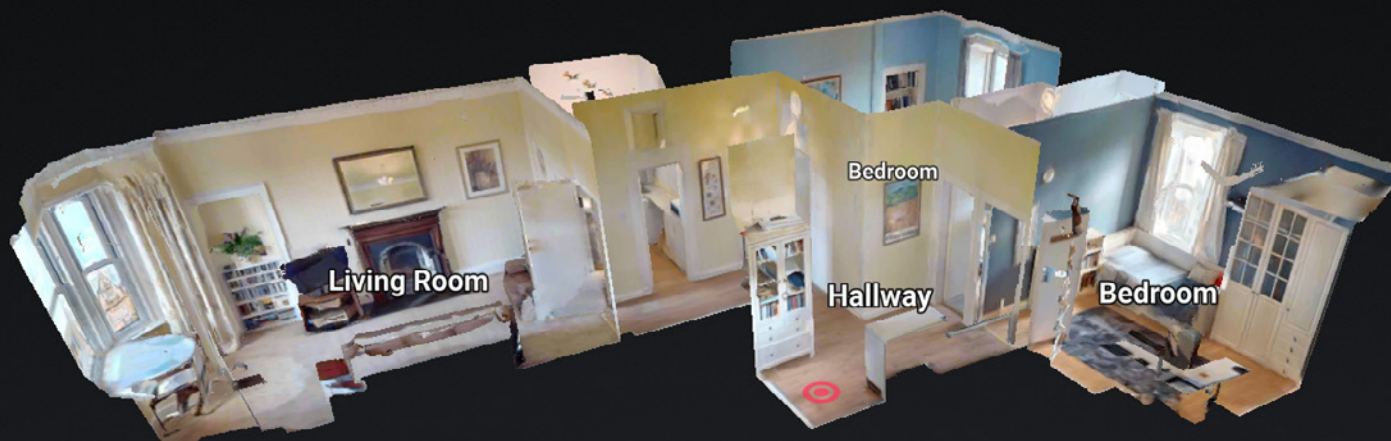


"...OF PARTICULAR NOTE IS THE EXTENSIVE LOFT SPACE, WHICH OFFERS SIGNIFICANT DEVELOPMENT POTENTIAL, SUBJECT TO THE NECESSARY CONSENTS, WITH AMPLE SCOPE TO CREATE TWO FURTHER DOUBLE BEDROOMS AND A BATHROOM..."

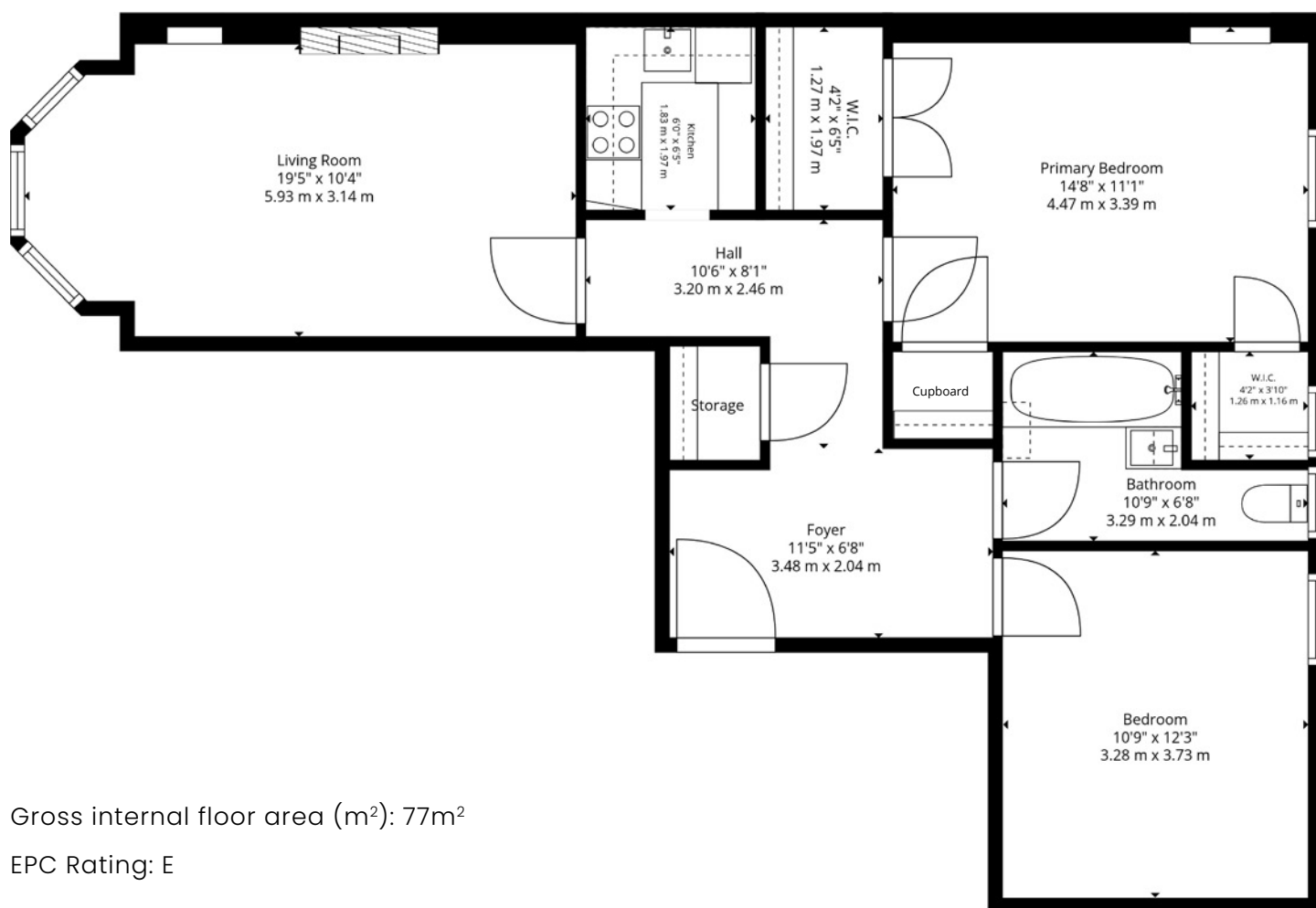




Floor area (m²): 75m²



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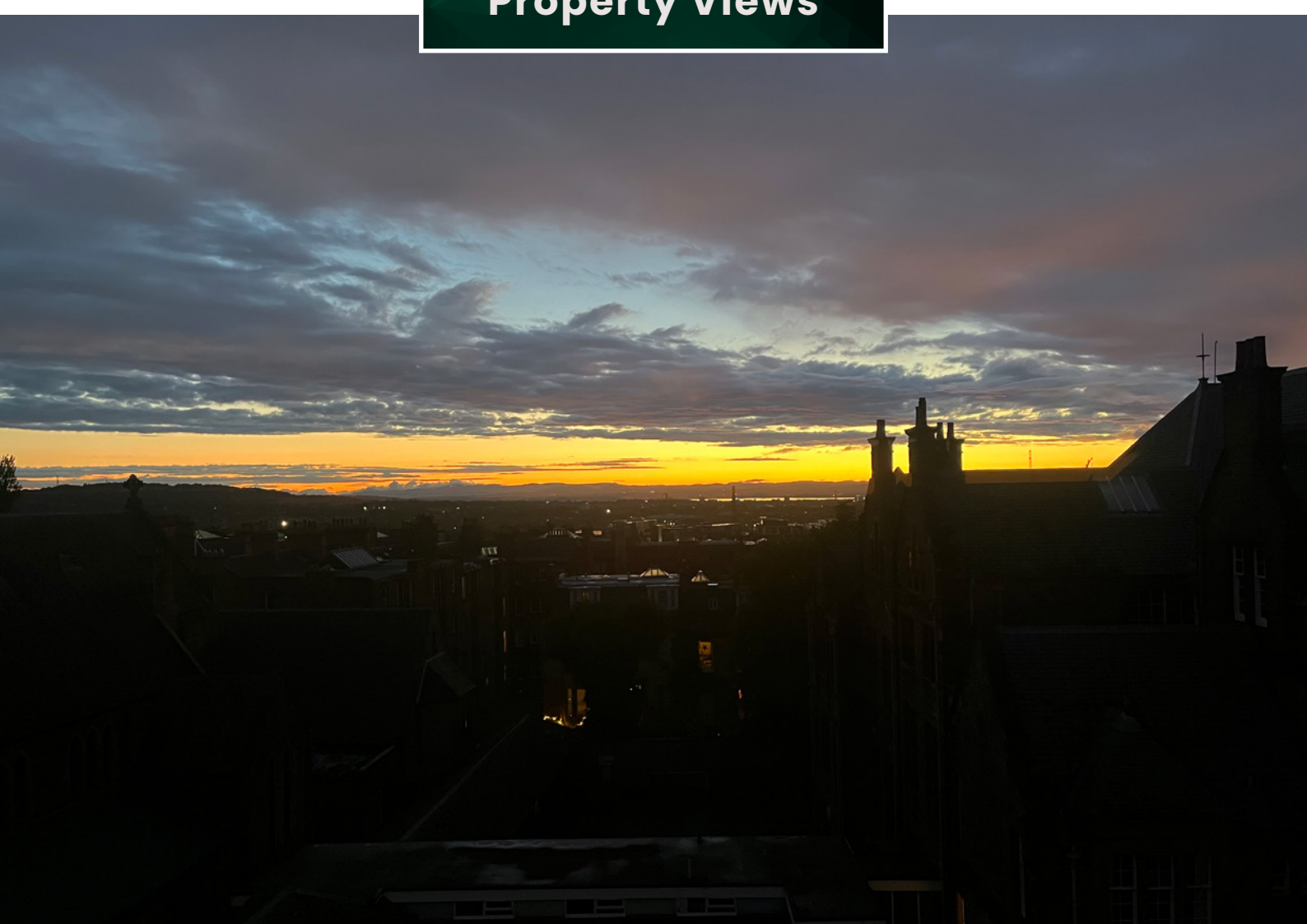


Gross internal floor area (m²): 77m²

EPC Rating: E



Property Views







Externally, the property benefits from access to a beautifully maintained communal garden, carefully looked after by the residents.





Bruntsfield is one of Edinburgh's most desirable residential districts, prized for its elegant tenements, village-like atmosphere, and superb proximity to the city centre. Montpelier sits at the heart of this vibrant neighbourhood, offering a perfect balance between urban convenience and a relaxed, community-focused lifestyle.

The area is renowned for its independent cafés, artisan bakeries, and highly regarded restaurants that line Bruntsfield Place and neighbouring Morningside Road. Everyday shopping needs are well catered for with a range of local retailers, while larger supermarkets and specialist stores are all within easy reach.

Green space is a defining feature of the location. The open expanse of Bruntsfield Links and the adjoining Meadows provide an exceptional outdoor amenity, ideal for walking, running, or simply enjoying the surroundings. These spaces also connect seamlessly to the city centre, making for a pleasant commute on foot or by bicycle.

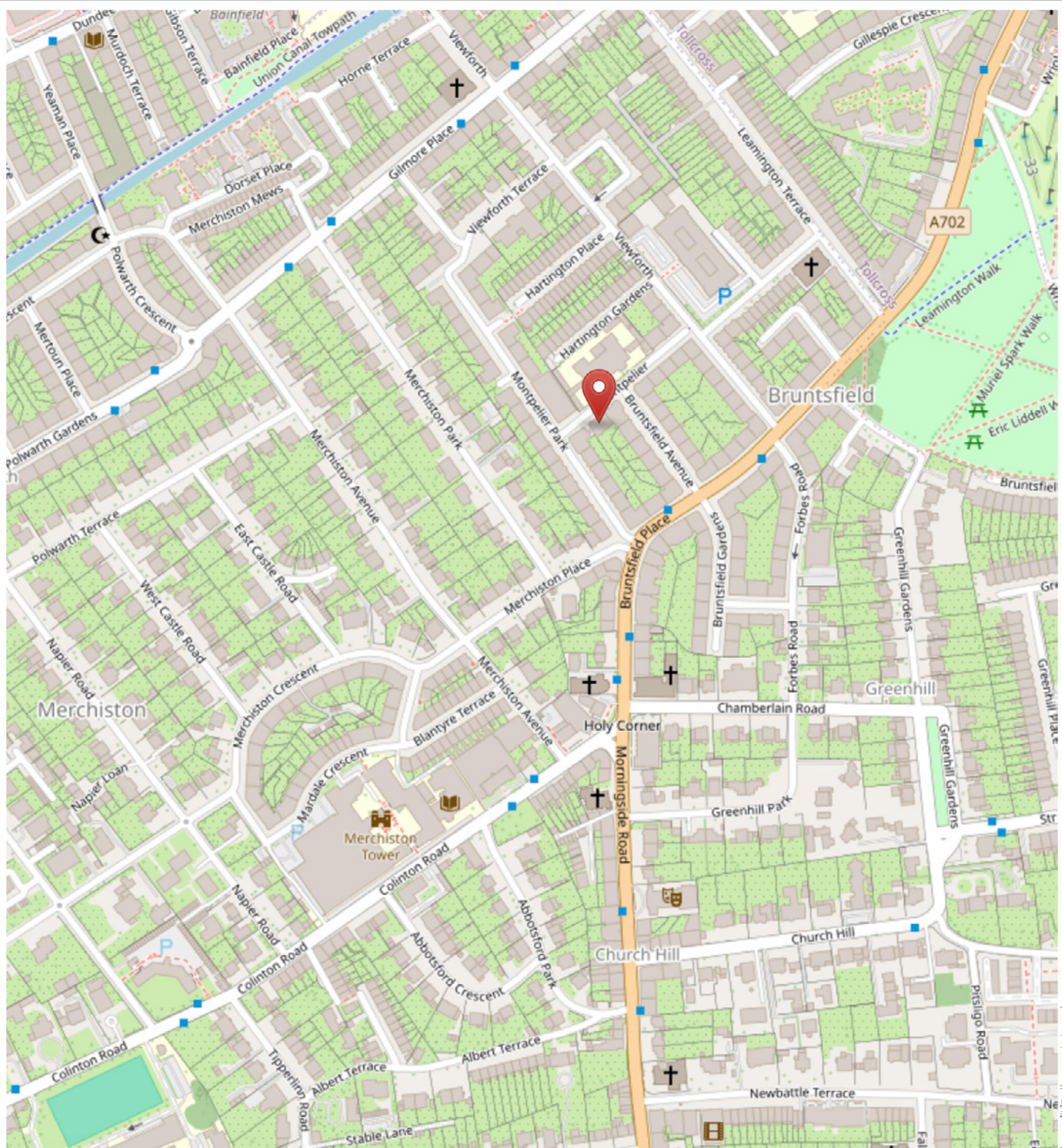
The Location



Montpelier benefits from excellent transport links, with regular bus services providing quick and easy access across Edinburgh. Haymarket Station and the city's tram network are also readily accessible, offering convenient connections further afield.

The area is particularly popular with professionals and families alike, thanks to its blend of character, amenities, and access to some of Edinburgh's most respected schools. Overall, Montpelier represents an outstanding location within Bruntsfield, combining lifestyle, convenience, and enduring appeal.

The Location



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