

56/3 Montpelier Park

BRUNTSFIELD, EDINBURGH, EH10 4NH



Spacious three-bedroom flat in one of Edinburgh's most sought-after areas of Bruntsfield



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this three-bedroom flat in one of Edinburgh's most sought-after areas of Bruntsfield.

THE KITCHEN/LIVING /DINING ROOM



Inside, the property comprises of:

- Fully equipped open plan Kitchen living dining room which is fitted with a double oven, and electric hob and offers various possibilities for furniture arrangements for dining table and sofa.





- The property has one main bathroom with a three-piece white suite with an electric shower over the bath.
- The flat has three generous double bedrooms with freestanding storage options.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

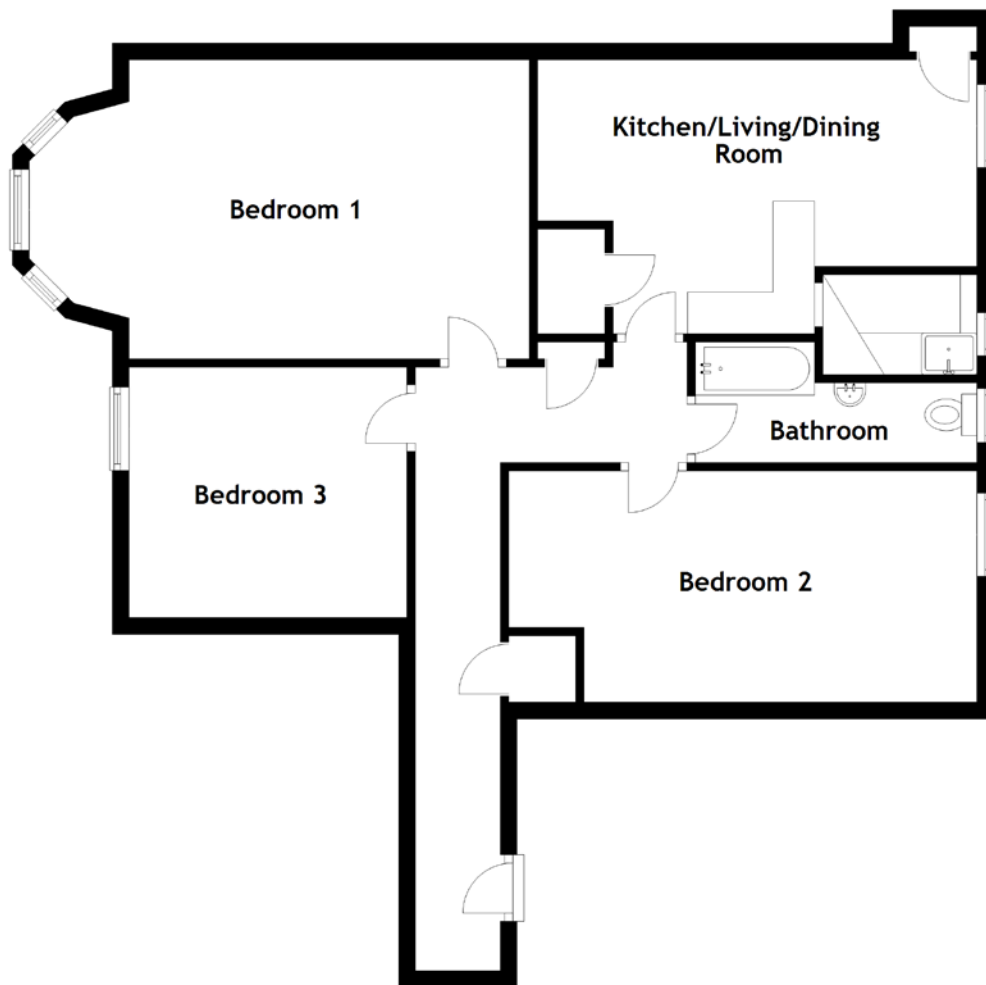


In addition, the property benefits from gas central heating making for a warm home year-round. This property is currently tenanted and could be sold to an investor with the possibility of the tenants remaining in situation for convenience to a landlord. Alternatively, the property can be sold to a buyer for occupancy whereby notice would be served to the tenants of around 12 weeks. For more information call McEwan Fraser on 0131 524 9797.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



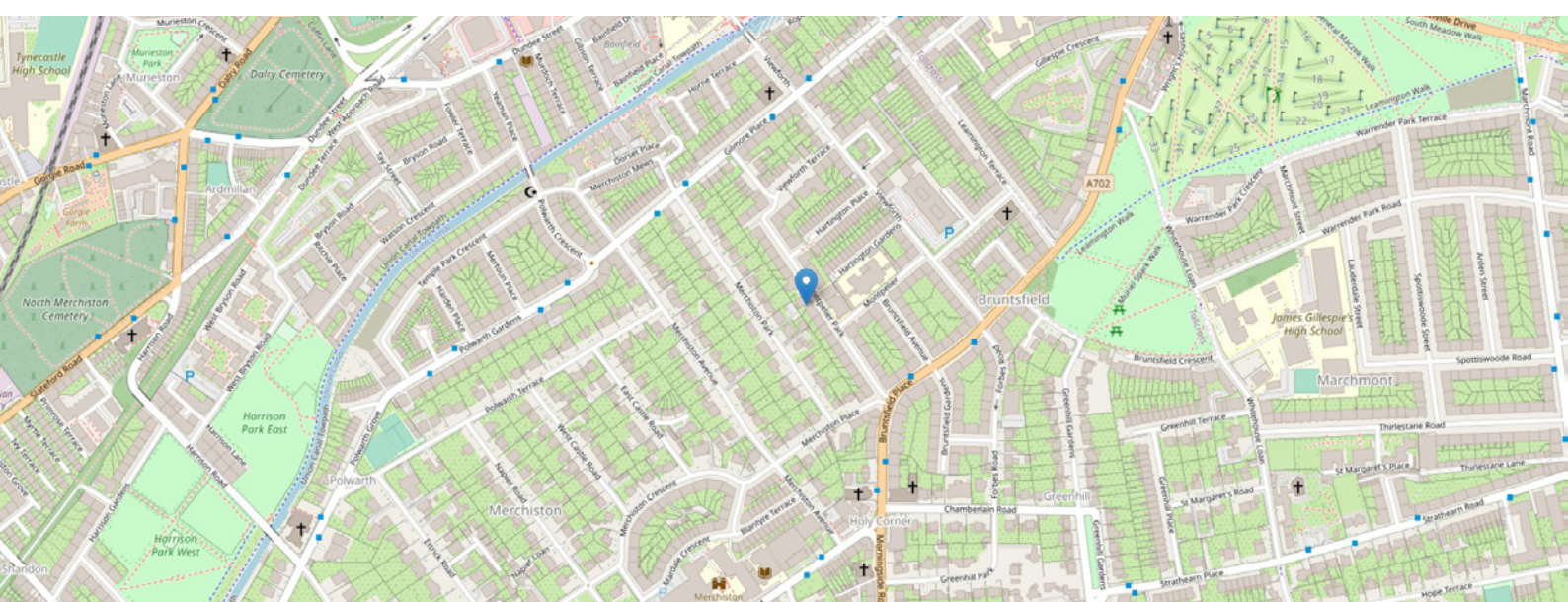
Approximate Dimensions (Taken from the widest point)

Kitchen/Living/Dining Room	5.28m (17'4") x 3.29m (10'10")
Bedroom 1	6.01m (19'9") x 3.59m (11'9")
Bedroom 2	5.63m (18'6") x 2.78m (9'1")

Bedroom 3
Bathroom

3.34m (10'11") x 3.01m (9'11")
3.38m (11'1") x 1.45m (4'9")

Gross internal floor area (m²): 84m²
EPC Rating: D



THE LOCATION

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 in the private and state sectors.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes only and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.