



7 (2F3) Montpelier Terrace
Bruntsfield, Edinburgh
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Property Summary

Forming part of a handsome, traditional tenement building in Bruntsfield, within the Marchmont, Meadows and Bruntsfield conservation area, this second-floor flat offers an attractive city home with wonderfully light and airy interiors, tasteful décor, and a wealth of period features. The flat accommodates a generous living room, a dining kitchen, a double bedroom, a box room, and a bathroom, and it benefits from access to a shared garden.

A secure shared entrance and stairwell take you to the second floor, where the flat's front door opens into an airy hallway with two built-in storage cupboards. The hall gives the first glimpse of the accommodation to follow with neutral décor, boldly painted accents, and wood flooring. To the right of the hall lies the living room.

Features

- Traditional second-floor flat in Bruntsfield
- Attractive interiors and period features
- Secure shared entrance and stairwell
- Airy hall with built-in storage
- Impressive, bay-fronted living room with fireplace
- Large dining kitchen
- Well-proportioned, garden-facing double bedroom
- Box room with fitted cabin bed
- Bright bathroom with shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone S3)
- Gas central heating system





Bay-fronted living room with fireplace

The living room conveys a light and airy atmosphere owing to a soaring high ceiling, a large bay window, and a generous floorspace. The room is attractively presented with neutral décor, an on-trend blue feature wall, a striking fireplace (flanked by an Edinburgh press), and beautifully detailed cornicing.



Large dining kitchen

Along the hall in the kitchen, base cabinets are framed by worktops and white metro-tiled splashbacks and provision is made for freestanding appliances. The kitchen is supplemented by built-in storage and offers ample space for a sociable seated dining area.







“Offering ample space
for a sociable seated
dining area”





Well-proportioned, garden-facing double bedroom





Bedroom & bathroom

The flat's double bedroom is peacefully rear facing, overlooking the shared gardens and enjoying a sunny southeast-facing aspect. There is also a box room, accessed from the hall and living room, fitted with a cabin bed and offering potential to be utilised as a home office. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a pedestal basin, and a WC. The home is kept warm by a gas central heating system.

Garden & parking

Externally, the flat enjoys access to a well-maintained shared garden, whilst controlled on-street parking falls under Zone S3.





Bruntsfield

Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most fashionable and sought-after suburbs. Home to Edinburgh's café culture, Bruntsfield and neighbouring Morningside boast a fantastic array of artisan coffee shops, bistros and eateries, not to mention several fine dining restaurants, bars, and traditional pubs. For culture and nightlife, residents also have their pick of several arthouse cinemas, theatres, and galleries. The excellent everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For sport and fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quatermile. Outdoor leisure and recreation opportunities abound with the much-loved green spaces of Bruntsfield Links and The Meadows practically on the doorstep. Rugged Arthur's Seat and Salisbury Crags are also nearby for brisk walks and stunning skyline views over the capital. The area is very well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield offers highly-regarded state schooling at both primary and secondary level, and is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.

Floorplan



EPC Rating - C | Council tax band - D | Home report Value - £325,000

Extras: All window coverings and light fittings will be included in the sale.
The kitchen appliances and furniture are available by separate negotiation.



Price & Viewings

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