



MACWOOD



**56/5 MONTPELIER PARK,
BRUNTSFIELD, EDINBURGH**

WHAT YOU NEED TO KNOW



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Set in Edinburgh's highly desirable Bruntsfield, this beautifully presented two-bedroom apartment within walking distance of the Meadows, boasts exquisite period details with stylish modern finishes. In turn-key condition, it is a must-see.

Positioned on the second floor, the front door opens into an inviting carpeted hallway. From here you move into an impressive bay-windowed living room overlooking Montpelier Park. It enjoys an abundance of natural light that enhances the tasteful neutral colour palette. Returning to the hallway you pass a luxurious bathroom showcasing a bath, shower enclosure, hidden cistern WC, washbasin built into vanity, and a chrome towel radiator. Arriving at the thoughtfully designed dining kitchen, light oak-effect wall and floor units sit alongside black quartz-effect worktops, a tiled splashback and integrated appliances including a gas hob, oven, and extractor hood. A built-in cupboard provides additional storage. Completing the accommodation are two light and airy east-facing double bedrooms. Both are stylishly decorated with carpeting and a serene colour scheme. Double-glazing and central heating ensure it is a comfortable and cosy home all year round.

Residents benefit from on-street permit parking.



OUR EXPERT SAYS...

"Discover Bruntsfield's charm in this two-bedroom apartment near the Meadows, blending period elegance with modern comfort."

**- Ross MacDonald,
Director**

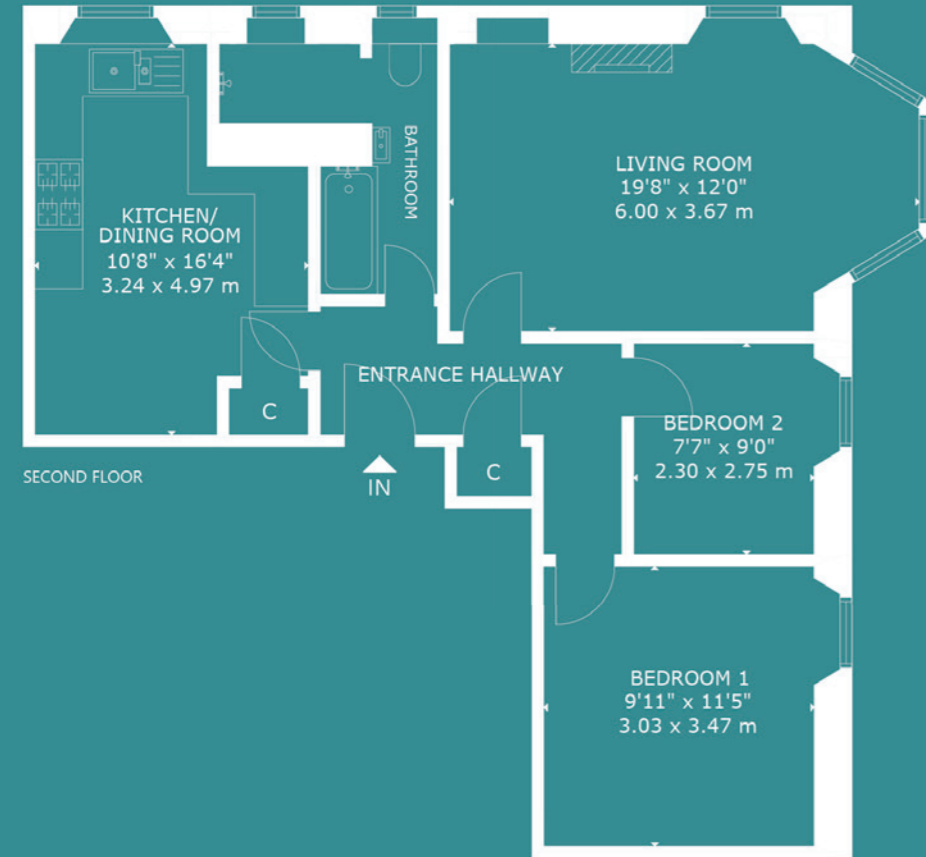


773 FT²





FLOORPLAN



LOCATION

One mile to the south of Edinburgh City Centre, Bruntsfield is a highly desirable neighbourhood that combines city living with a wonderful village-like atmosphere. Just a stone's throw from the property lies the scenic open green spaces of Bruntsfield Links and The Meadows. Those looking for indoor pursuits have swift access to The Royal Commonwealth pool and gym and One Spa at The Sheraton. Fashionable restaurants, bars, artisan cafés, and delis are in abundance and include Chop House, Artisan Roast and 181 Delicatessen. Discover an array of independent boutiques and gift shops from Rosie Brown Jewellery, and Nice Stuff to Ian Mellis Cheesemonger, and George Hughes Fishmonger. For daily shopping needs, Sainsbury's Local and Margiotta are minutes away, and there is a Tesco Metro in Morningside which offers further retail amenities as well as being home to the much-loved Dominion Cinema and Church Hill Theatre. Supermarkets are within easy reach including Waitrose and Marks and Spencer Simply Food. It is well-positioned for The University of Edinburgh, Edinburgh College of Art, and Edinburgh Napier University. There is highly regarded private and local schooling across both primary and secondary levels. Haymarket Train Station is a quick bus journey away.



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