BlairCadell
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70 Montpelier Park
Edinburgh EH10 4NQ

Offers Over £425,000

- Beautiful bay window lounge featuring ornate cornice and centre rose
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods available by separate negotiation
- Large dining room with W.C off it
- Two double bedrooms with one featuring access to communal garden
- Shower room fitted with two-piece suite and mains shower walk in shower
- Gas central heating
- Communal garden to rear

Council Tax Band: E
Tenure: Freehold

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Maindoor Flat

This superb main door flat, located in the heart of the highly sought-after Bruntsfield district, offers spacious and versatile accommodation presented in excellent condition throughout. Combining attractive period features with modern comforts, the property is ideally suited to a wide range of purchasers, and early viewing is highly recommended.

The accommodation features a stunning bay-windowed lounge featuring ornate cornicing and an elegant ceiling rose, creating a wonderful space for relaxing and entertaining. This room could equally serve as a third double bedroom if required. The modern galley-style kitchen is ideal for cooking enthusiasts and is fitted with an excellent range of wall and base units, together with an induction hob and electric oven. The white goods are available by separate negotiation. The spacious dining room provides an excellent setting for family meals and entertaining, while also offering the flexibility to be used as a combined living and dining space. There are two generously sized double bedrooms, one of which benefits from direct access to the well-maintained communal rear garden. The shower room is fitted with a two-piece suite and a walk-in electric shower, complemented by a separate WC for added convenience. Further benefits include gas central heating, a well-kept communal garden to the rear, and the advantage of a highly desirable main door entrance.

Please note: The property currently holds an HMO licence. The hallway light fitting is not included in the sale and will be replaced prior to completion.

Located close to Bruntsfield, Morningside and the city centre residents can enjoy a vibrant mix of dining options, from artisan bakeries and independent cafés to cosmopolitan bars and restaurants, creating a lively and community-oriented atmosphere. For everyday essentials, there are several supermarkets, including Sainsbury's Local and Tesco Metro, conveniently located nearby. The property is also ideally positioned within easy reach of Princes Street and Edinburgh city centre, making it particularly convenient for those looking to enjoy the capital's extensive shopping, dining, cultural and leisure amenities. For outdoor enthusiasts the Union Canal, located just minutes away, offers a scenic route for walking and cycling whilst The Meadows park and Bruntsfield Links offer expansive open areas for recreation and relaxation. Additionally, residents have access to various leisure facilities, including cinemas, theatres, golf courses, and the Royal Commonwealth Swimming Pool. The property is ideally situated within easy reach of both the University of Edinburgh and Edinburgh Napier University, making it particularly appealing to students, academics and university staff. The area also benefits from excellent transport links, with frequent bus services providing easy access to Edinburgh city centre and surrounding areas. For those commuting by car, the City Bypass is readily accessible, offering convenient connections to Edinburgh Airport and the wider Central Scotland motorway network.

Viewing by appointment on 0131 337 1800









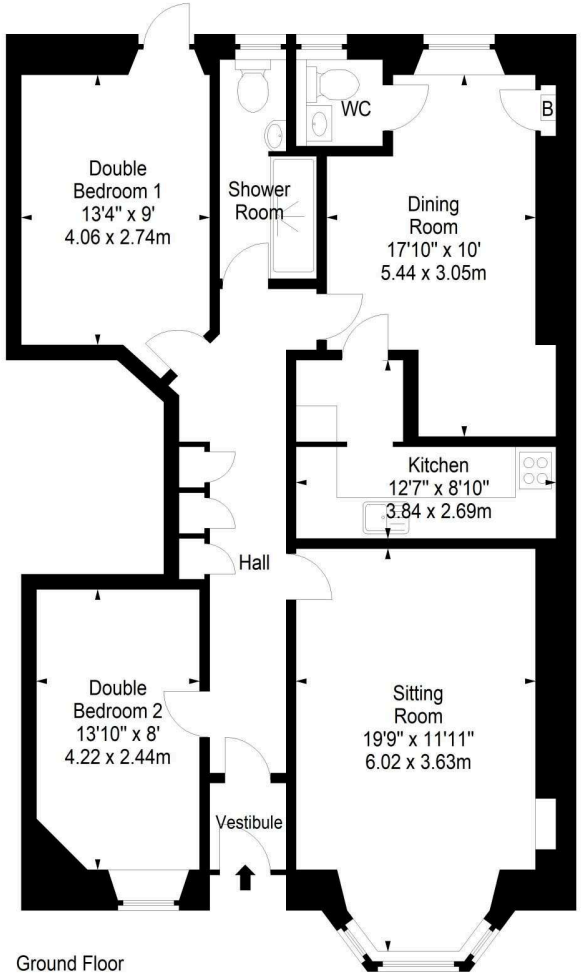




Montpelier Park,
Edinburgh,
Midlothian, EH10 4NQ

SquareFoot

Approx. Gross Internal Area
946 Sq Ft - 87.88 Sq M
For identification only. Not to scale.
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Ground Floor





Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

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