

11 VIEWFORTH SQUARE

BRUNTSFIELD, EDINBURGH, EH10 4LW

Enviably located in the Bruntsfield conservation area, this traditional, main-door, ground-floor flat boasts generous, light-filled accommodation and stylish interiors with period features, offering two double bedrooms, sociable open-plan living, and a private and communal garden.



CULLERTON'S



— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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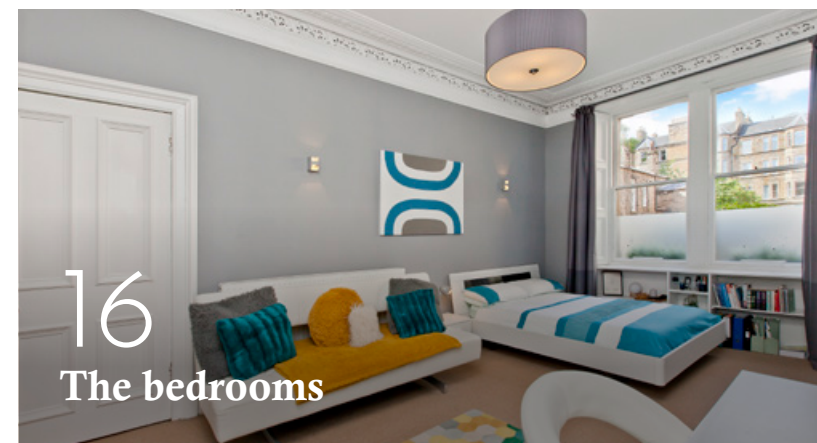


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Property Name

11 Viewforth Square

Location

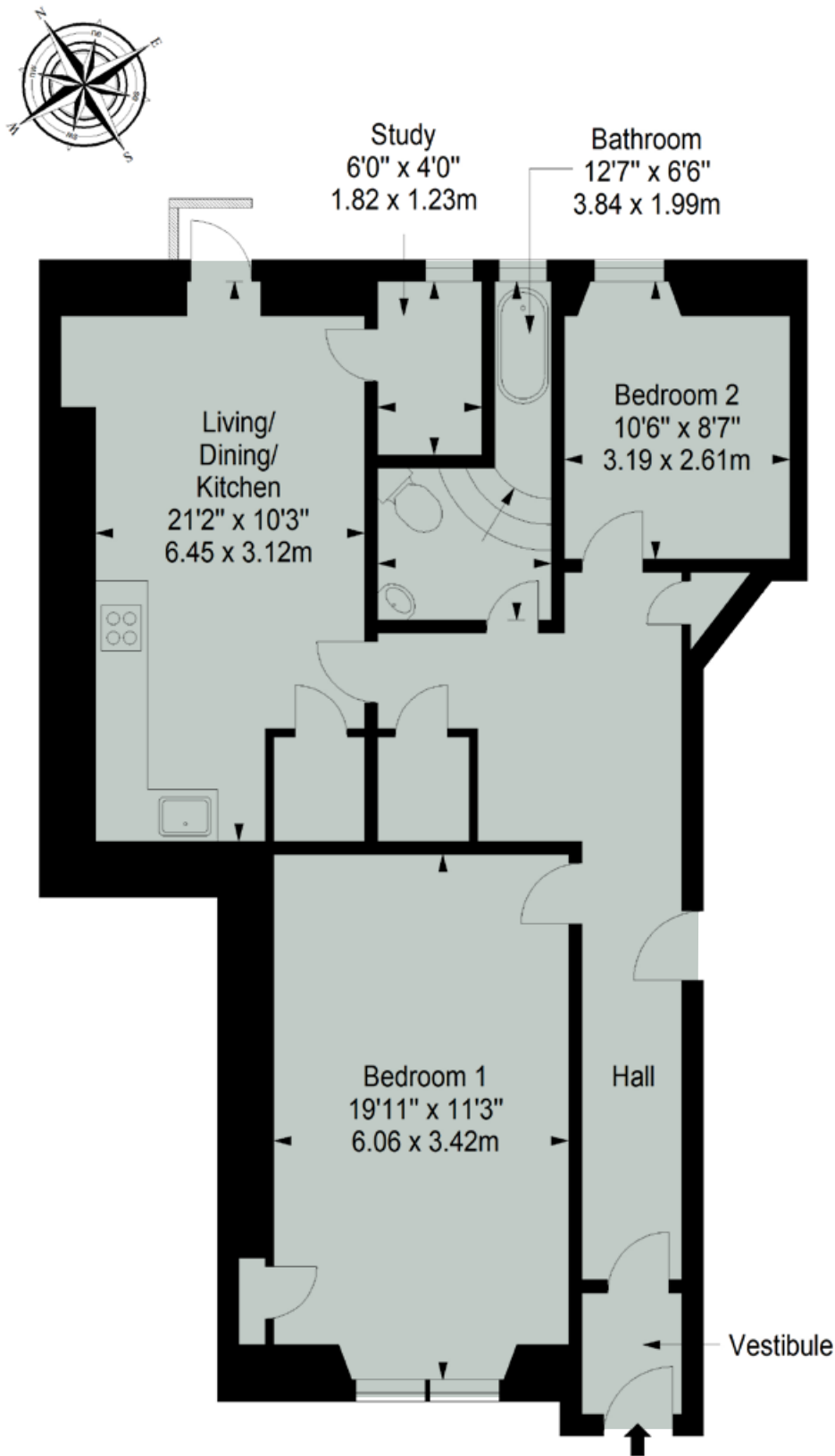
Bruntsfield, EH10 4LW

Approximate
total area:

76.2 sq. metres (820.2 sq. feet)



Ground Floor





GENEROUS, LIGHT-FILLED AND STYLISH INTERIORS

Flanked by the Union Canal and Bruntsfield Links, close to a wealth of thriving amenities, this ground-floor flat forms part of a Victorian tenement, enjoying its own private entrance and a highly sought-after location. Set in walking distance of Haymarket train station and the city centre, it represents an ideal home for city professionals, small families, and downsizers.

ACCOMMODATION FEATURES

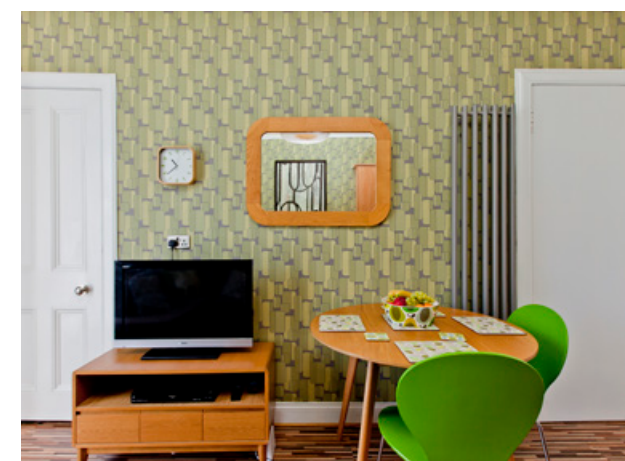
- Stylish main-door, ground-floor flat
- Part of a traditional tenement building
- In the Bruntsfield conservation area
- Close to amenities & the city centre
- Generous, light-filled accommodation
- Stylish interiors with period features
- Vestibule & reception hall with storage
- Open-plan kitchen/living/dining room
- Modern kitchen design
- Private study/office for working from home
- Very generous king-size bedroom
- One good-size double bedroom
- Suave three-piece bathroom
- Private front & shared rear gardens
- Controlled permit parking (Zone 8)
- Sash windows & partial double glazing
- Efficient gas central heating system
- Home Report value - £350,000
- EPC Rating - D



AN IDEAL HOME

in a highly sought-after location

Inside the main-door flat, you are greeted by a vestibule with traditional floor tiling, before leading into an impeccable reception hall that is characterised by varnished wooden floorboards and attractive décor finished to high standards. The hall has two built-in cupboards for storage and plenty of room for a small workstation too. It flows naturally to the rear of the home into the open-plan kitchen, living and dining room. Here, patterned wallpaper and neutral décor, divided by a picture rail, are paired with wood-textured flooring to complement the traditional character of the building, whilst retaining modern appeal.



Open-plan

KITCHEN/LIVING/DINING ROOM

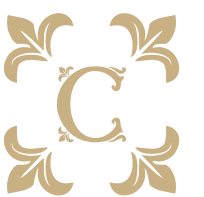




Direct access to communal garden

Spaciously proportioned and kept cosy by vertical radiators, it allows for comfortable lounge furniture and a table for sociable meals together. In addition, it offers a handy cupboard with display shelving and direct access to the communal garden via a glazed door. The kitchen itself has an L-shaped arrangement, fitted with an excellent range of modern base and wall cabinets for storage. Black granite-effect worktops provide plenty of cooking room, with slimline splashback tiles for easy cleaning. A gas hob, concealed extractor, and oven come integrated, alongside a freestanding fridge/freezer. Just off this reception area is a private study/office which is perfect for working from home.





*Private study/office
for working from
home*

THE BEDROOMS



*Two bright
and airy
double
bedrooms*

Located at the front and rear of the property, bedrooms one and two (respectively) are both bright and airy, with working wooden shutters and soft carpeting. The principal bedroom is a very generous king-size space, accommodating a wealth of additional furnishings and even a study desk.

Illuminated by twin windows, it has soothing décor and white detailing, which emphasises the period cornice work and elaborate ceiling rose. There is also a built-in cupboard for convenience. Meanwhile, the second bedroom is a good-size double with jazzy wallpaper and a peaceful garden outlook.





SUAVE THREE-PIECE BATHROOM



Finishing the home is a suave three-piece bathroom with a trio of steps leading up to a secluded bathtub and overhead shower – perfect for relaxing after a long day. Gas central heating, via a combi boiler, ensures year-round comfort, alongside sash windows and partial double glazing.

Externally, the home benefits from a private front garden that has a low-maintenance design, as well as a communal rear garden with a sunny aspect and a sweep of lawn, which proves perfect for summer dining. Conveniently, controlled parking is available along Viewforth Square with a residents' permit (Zone 8).

Extras: the property is available fully furnished, including all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and additional furnishings as seen.



A SUNNY ASPECT

*and a sweep of lawn perfect
for summer dining*



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.

BRUNTSFIELD



SCHOOLS

State Schools: Bruntsfield Primary School, St Peter's RC Primary School, Boroughmuir High School, St Thomas of Aquin's RC High school

Independent Schools: St George's School for Girls, George Heriot's School, George Watson's

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

CULTURE

Church Hill Theatre, Dominion Cinema, galleries and artists' studios

#1

MARCHMONT, MEADOWS AND BRUNTSFIELD CONSERVATION AREA

LOCATION



Just 1 mile from Princes Street

TRANSPORT



Bus – 10, 11, 15, 16, 23, 27, 36, 45, N11, N16, X15

Train Station – Haymarket (0.9 miles), Waverley (2 miles)
Airport – Edinburgh International (7.4 miles)



SPORTS

Merchiston Tennis & Bowling Club, Forth Canoe Club, Iyengar Yoga Centre, Meggetland Sports Complex

PARKS

The Meadows, Bruntsfield Links, Union Canal Walkway

FOOD & DRINK

Restaurants, bistros, traditional pubs and bars, artisan chocolate and coffee shops

— *Where truly bespoke service is the cornerstone of our ethos*

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At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

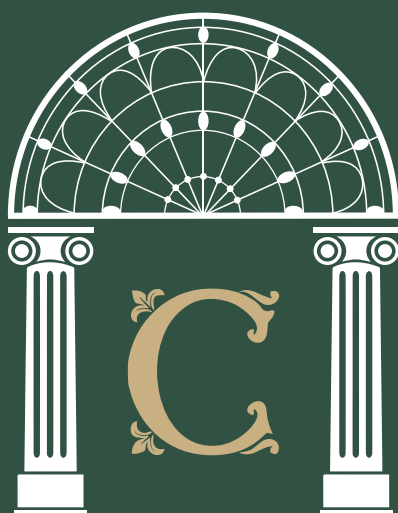
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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.