

**2/5 Thistle Place
Edinburgh EH11 1JH**

Offers Over £250,000

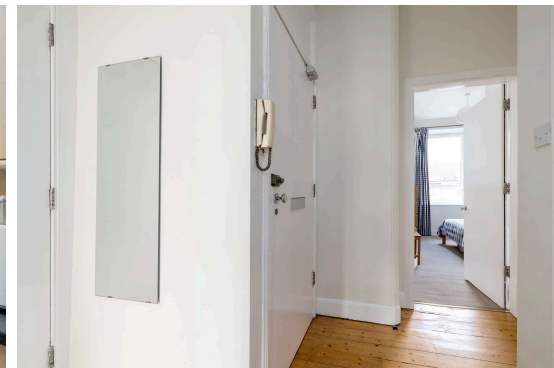
- Bright and well presented two bedroomed flat
- Sought after location
- Period features
- Lounge/diner
- Two Double bedrooms
- Bathroom with shower
- Double glazing and gas central heating
- Communal gardens & residents permit parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Bright Second Floor Flat

2/5 Thistle Place is a bright and well presented two bedroomed flat situated within a quiet cul-de-sac in the highly sought after area of Viewforth. Boasting beautiful period features including working shutters and situated close by to superb local amenities, this property is in walk in condition and provides an excellent opportunity for first time buyers and young professionals.

The property includes a welcoming entrance hallway with useful storage cupboard, leading to a well proportioned lounge/diner with a double window allowing plenty of natural light - the ornate cornicing, centre rose, working shutters and Edinburgh press add charm and character. The kitchen is well equipped with ample floor and wall mounted storage, an integrated electric oven and hob, washing machine and press. There are two well proportioned double bedrooms providing excellent storage. The bathroom is fitted with a three piece suite and mains shower over bath. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency. Externally the property benefits from well maintained communal gardens and residents permit parking.

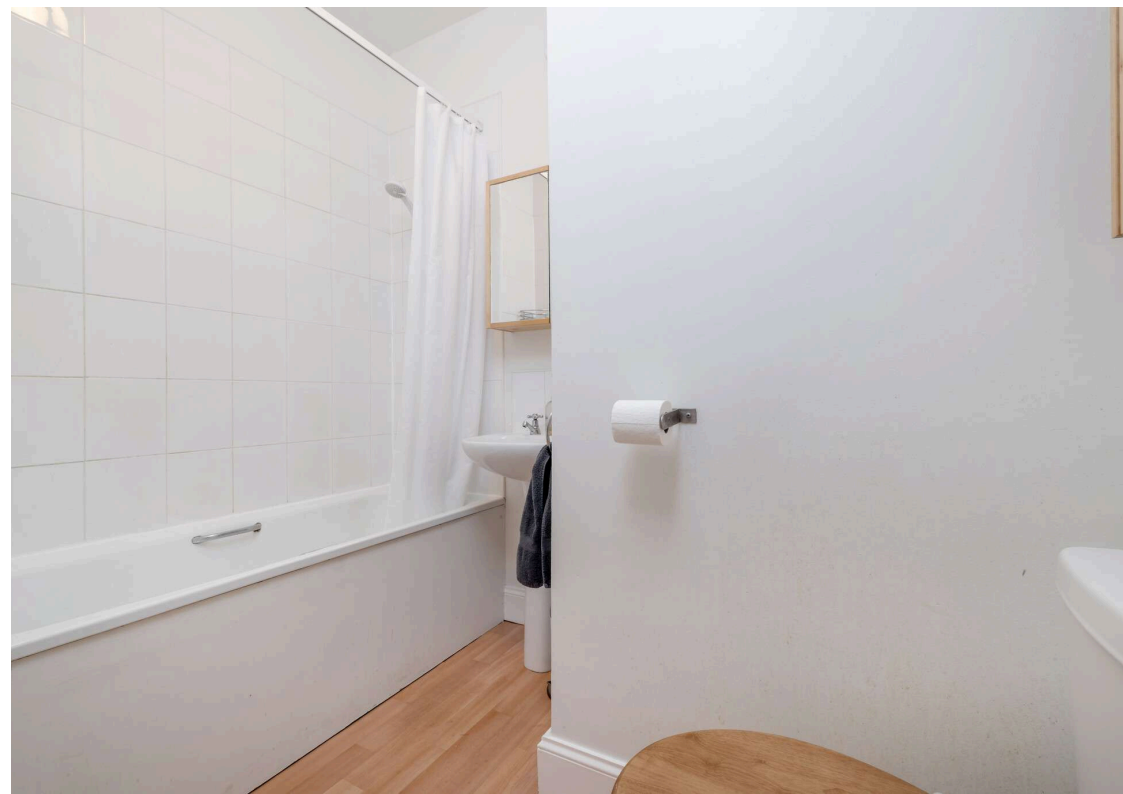
Viewforth is a sought-after area in Edinburgh, known for its blend of traditional charm and modern convenience. Located close by to Bruntsfield and Morningside, residents can enjoy a vibrant mix of dining options from artisan bakeries to cosmopolitan bars, creating a lively and community-oriented atmosphere. For everyday essentials, there are several supermarkets, including Sainsbury's Local and Tesco Metro, conveniently located nearby.

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 situated within close proximity to several reputable schools, such as Boroughmuir High School and George Watson's College. The area also benefits from excellent transport links, with frequent bus services connecting residents to the city centre and beyond. For those commuting, the city bypass is easily accessible, providing convenient routes to the airport and the Central Scotland motorway network.

Viewing by appointment 0131 337 1800

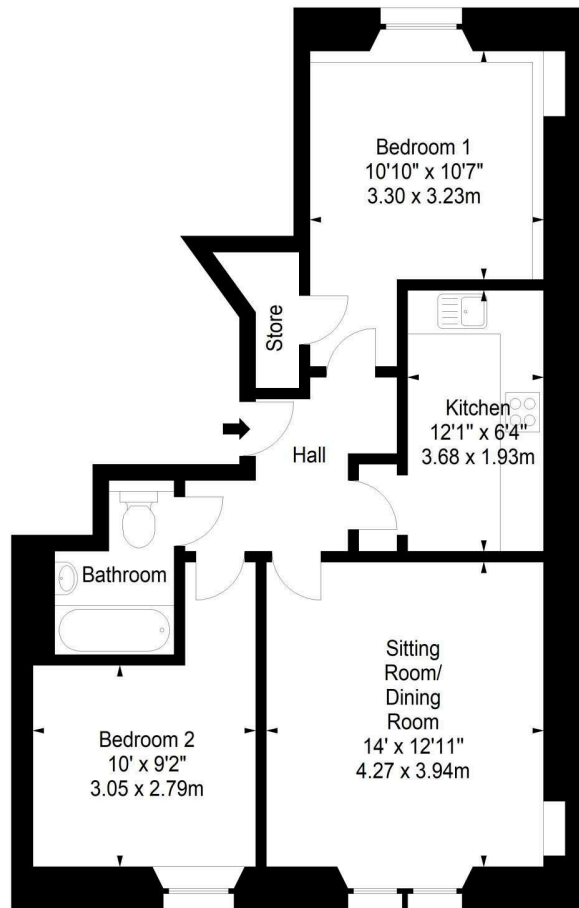
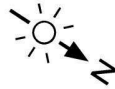




**Thistle Place,
Edinburgh,
Midlothian, EH11 1JH**



Approx. Gross Internal Area
657 Sq Ft - 61.04 Sq M
For identification only. Not to scale.
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Second Floor



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