



Solicitors & Estate Agents



Offers Over

£400,000

96/1 Viewforth

Bruntsfield | Edinburgh | EH10 4LG

A generously proportioned first floor flat forming part of an attractive period terrace, moments from the Union Canal and Meadows in the capital's fashionable Bruntsfield area.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  On-street permit parking
-  Communal garden
-  EPC rating – C
-  Council tax band- E



Description

Internally the property would now benefit from a moderate degree of upgrading in places, but has been well maintained by the existing owners, boasting double glazing, a modern central heating boiler and updated plumbing.

The flat boasts a wealth of charming period features and offers a superb opportunity to create an individually designed and highly flexible home within one of Edinburgh's most desirable residential locales.

The accommodation briefly comprises: main hallway with excellent built-in storage, comfortable bay fronted reception room with a pleasant open outlook, focal fireplace and ornate cornice work/ceiling rose, generously sized dining kitchen with clothes pulley, pantry and a variety of base and wall mounted units, wipe clean worktops/ a selection of appliances, bright and spacious west facing principal bedroom with cornice and fireplace, two further good sized double bedrooms, and family bathroom with three piece white suite and over-bath electric shower.



Extras

All fixed shelving, flooring, light fittings, blinds, curtain poles, free standing fridge freezer, washing machine, dryer and dishwasher together with the hob and oven will be included.

Gardens and Parking

To the rear of the building there is a charming, shared garden which has been laid mainly to lawn, with a pleasant mature tree backdrop and a variety of shrubs and flowering bushes. On-street permit parking is available nearby.

Viewing

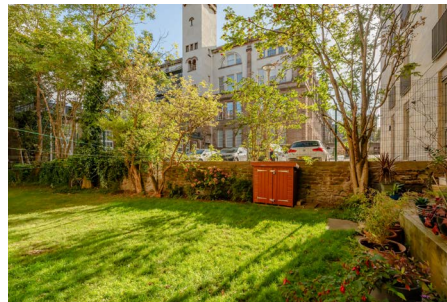
By appointment through Neilsons (0131 625 2222).





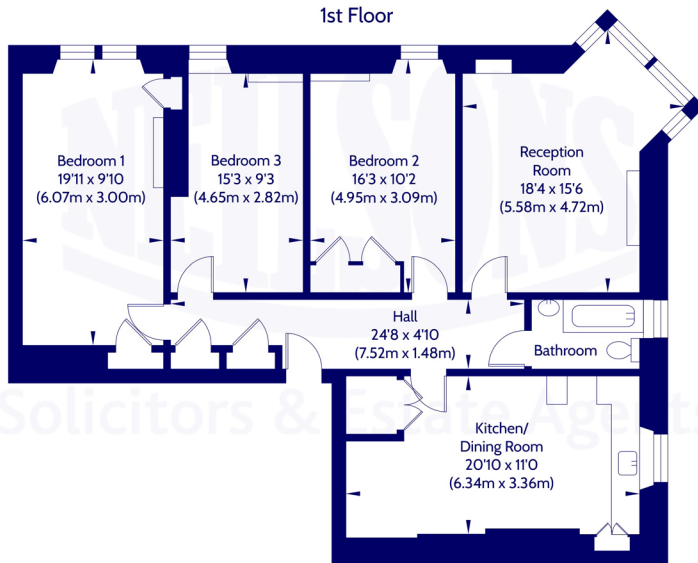
Location

Bruntsfield is a vibrant and cosmopolitan area of the city, offering an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside, Tollcross and Fountainbridge. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





Approx. Gross Internal Floor Area 107 Sq M / 1155 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

