



Solicitors & Estate Agents



Offers Over

£175,000

5 (2F2) Thistle Place

Viewforth | Edinburgh | EH11 1JH

A charming one bedroom second floor flat, peacefully situated at the end of a cul-de-sac in the popular district of Viewforth. Well presented throughout, the property is conveniently located close to a variety of local amenities, excellent transport links, and is within easy walking distance of the city centre, making it an ideal home for first-time buyers and professionals.

-  1 bedroom
-  1 public room
-  1 shower room
-  Communal garden
-  Residents permit parking
-  EPC rating – C
-  Council tax band - B



Description

In move in condition, the accommodation briefly comprises; entrance hallway with secure entryphone system and storage cupboards - one of which is plumbed for a washing machine, bright and airy lounge/dining room with decorative fireplace, modern fitted kitchen with a range of wall and base units with co-ordinated worktops and splashback tiling, a double bedroom with a built in wardrobe, and a contemporary shower room with a white suite. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the curtains, gas hob and electric oven, washing machine, and integrated undercounter fridge with freezer compartment.

Gardens & Parking

There is a well maintained communal garden to the rear of the property and residents permit parking on the street outside.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

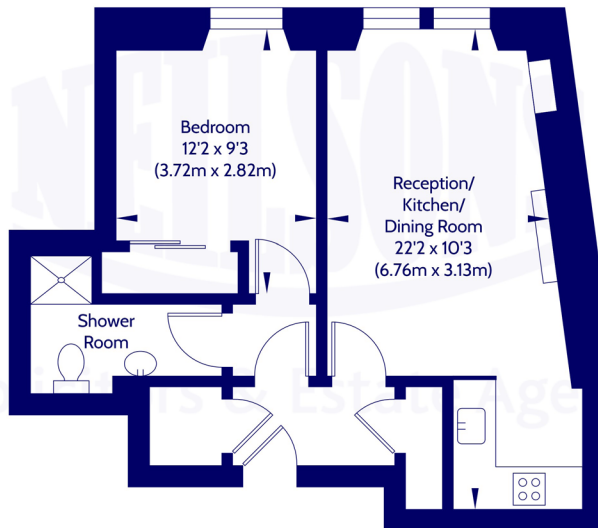
Thistle Place is nestled in the sought-after area of Viewforth, known for its attractive period architecture, leafy streets, and relaxed yet cosmopolitan atmosphere. It lies close to the vibrant areas of Morningside and Bruntsfield, with their excellent cafés, restaurants, and boutique shops, while Fountain Park Leisure Complex provides a range of amenities including a cinema, gym and bowling. Frequent bus services offer easy access to the city centre and surrounding areas. 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.





Approx. Gross Internal Floor Area 41 Sq M / 438 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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