



6, Flat 12, McNeil Street, Edinburgh, EH11 1JN

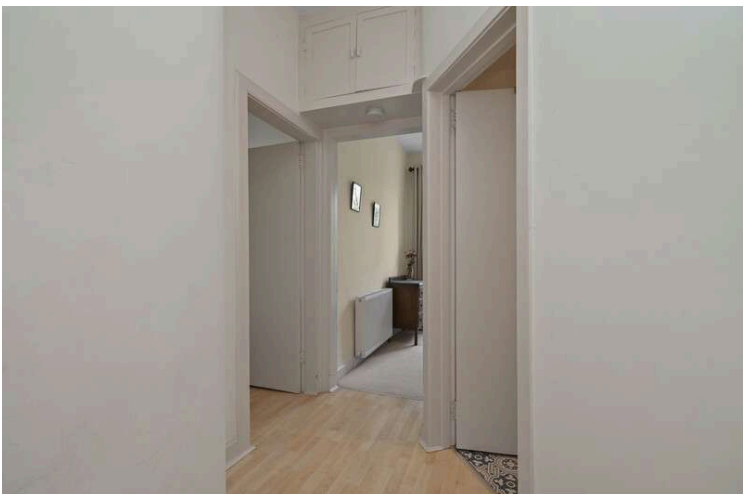
www.mcdougallmcqueen.co.uk



Welcome to McNeil Street, this charming one bedroom top floor flat forms part of a traditional tenement building featuring a shared garden to the rear. The property offers bright and spacious accommodation particularly suited to the first time buyer or property investment opportunity. The property is quietly located in the popular residential area of Viewforth, approximately one mile south of the City Centre. There are excellent local shops in nearby Bruntsfield, Tollcross and Marchmont. The property is also within walking distance of Haymarket and Princes Street, and the area is well served with bus services giving easy access to the City Centre and surrounding areas.

Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard.
- Open plan living/dining and kitchen.
- Kitchen equipped with a range of wall and base units along with free standing white goods to be included in the sale.
- Double bedroom with a good sized storage cupboard.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Sash and case windows.
- Gas central heating.
- Shared well kept garden to the rear.
- Permit and metered parking available.



Location

Viewforth is situated between Fountainbridge and Bruntsfield, putting the thriving amenities of both fashionable areas in easy reach. It is only a mile from Edinburgh city centre and within walking distance of Haymarket train station. In neighbouring Bruntsfield, there is a wide range of independent coffee shops and cafés, bars, restaurants and quality bistros. Whilst for leisure and entertainment, nearby Fountain Park offers a wide selection of popular attractions, Viewforth is well placed to enjoy a day's retreat from the city's hustle and bustle, with nearby Bruntsfield Links and the Meadows offering their vast green spaces for leisurely walks and summer socialising. The picturesque Union Canal is close by too, for gentle strolls and cycle rides. The University of Edinburgh and Edinburgh College of Art are within easy walking distance. Viewforth is also served by excellent public transport links, with day and night buses across the capital, and Haymarket train station and the tram line are a walk away.

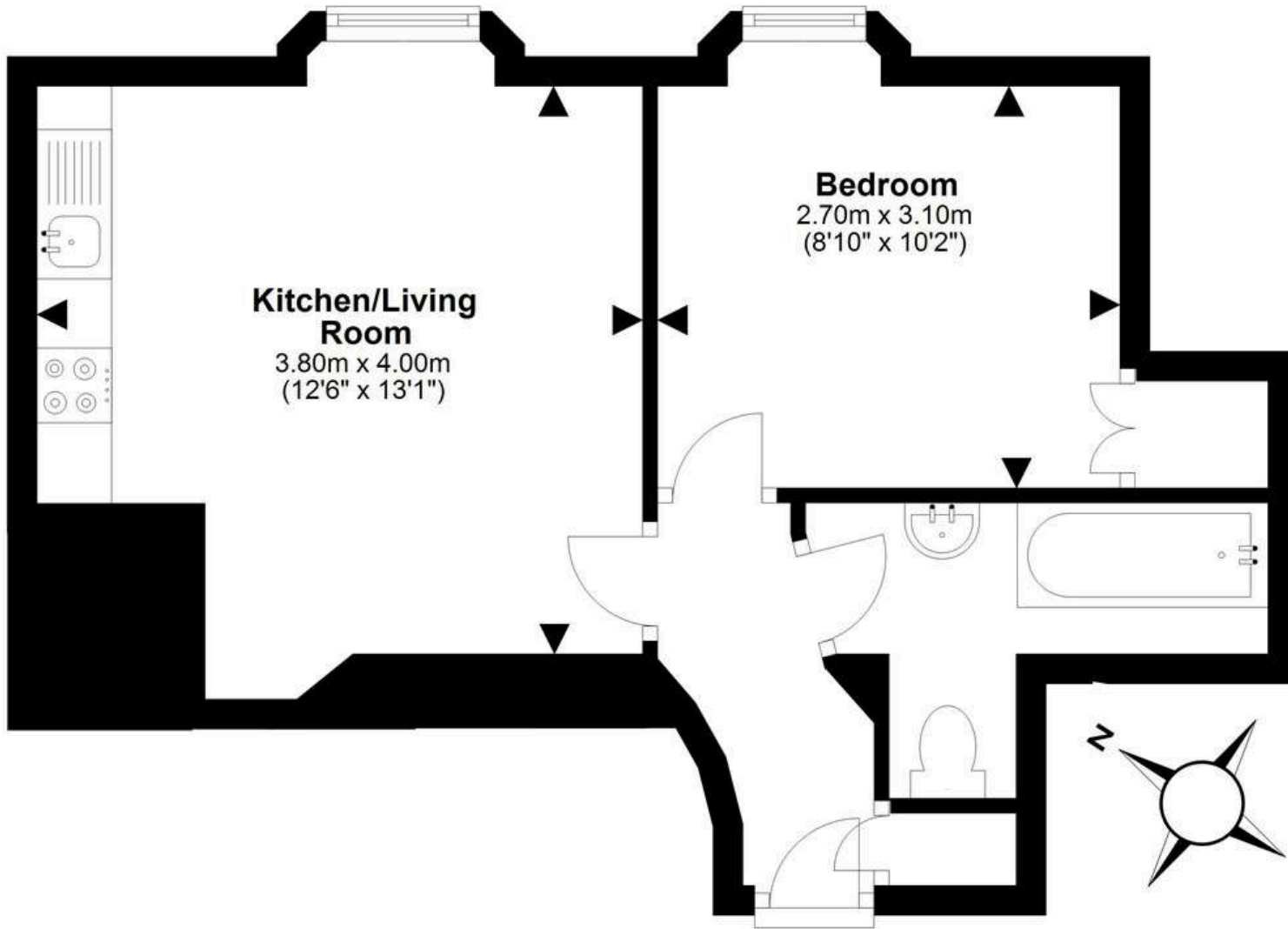
Extras

Included in the sale are the integrated kitchen appliances, white goods, fitted blinds and all fixtures & fittings. Please note the lampshades in the kitchen are not included in the sale.

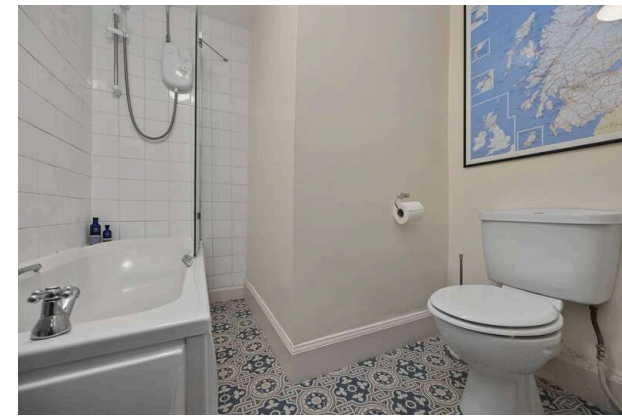
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

