





Welcome

Welcome to Viewforth, this stylish and spacious two bedroom main door apartment arranged over two floors, set within a courtyard forms part of the iconic Boroughmuir School conversion completed by Cala and factored by Ross & Liddell. The development is situated in the sought-after Bruntsfield area of Edinburgh, close to an abundance of local amenities. The property offers a perfect blend of contemporary living with a historic charm, this property enjoys a central location, with excellent access to the city's attractions, transport links, and green spaces. The apartment also benefits from an allocated parking space, a rare commodity in this desirable area. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Open plan living/dining and kitchen.
- Fully equipped kitchen with integrated appliances.
- Two double bedrooms, principle bedroom with an en suite shower room.
- Family bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Lift access.
- Secure video entry system.
- Courtyard and communal garden areas.
- One allocated parking space.
- Electric charging points.



Bruntsfield

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

Agents note

The integrated kitchen appliances, blinds and fitted floor coverings are included. The development is factored by Ross & Liddell with an approximate annual fee of £900 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

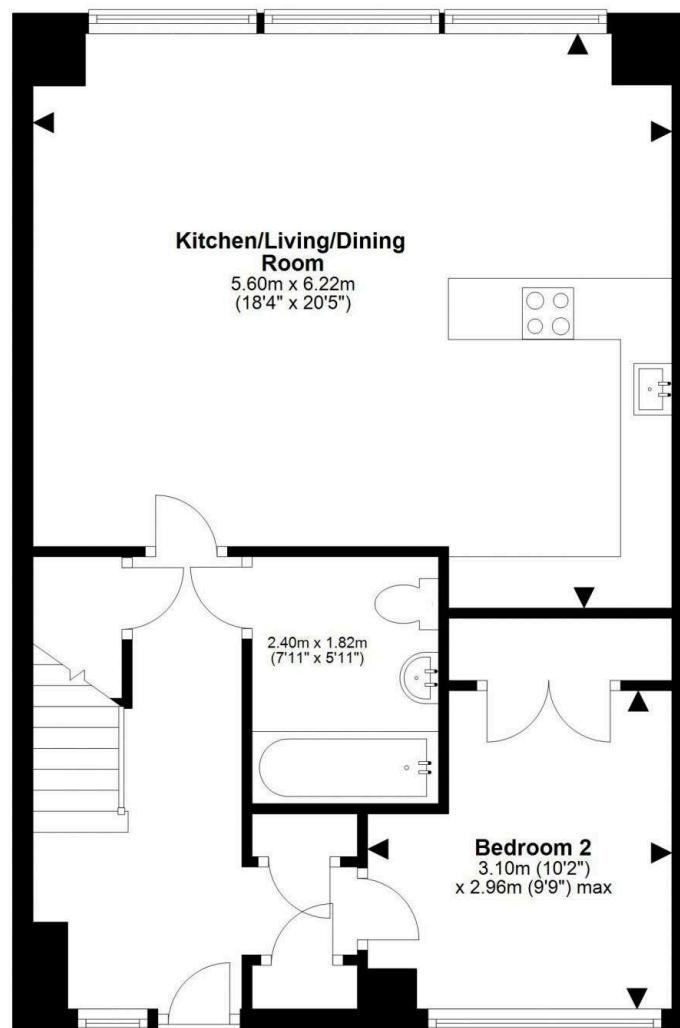
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

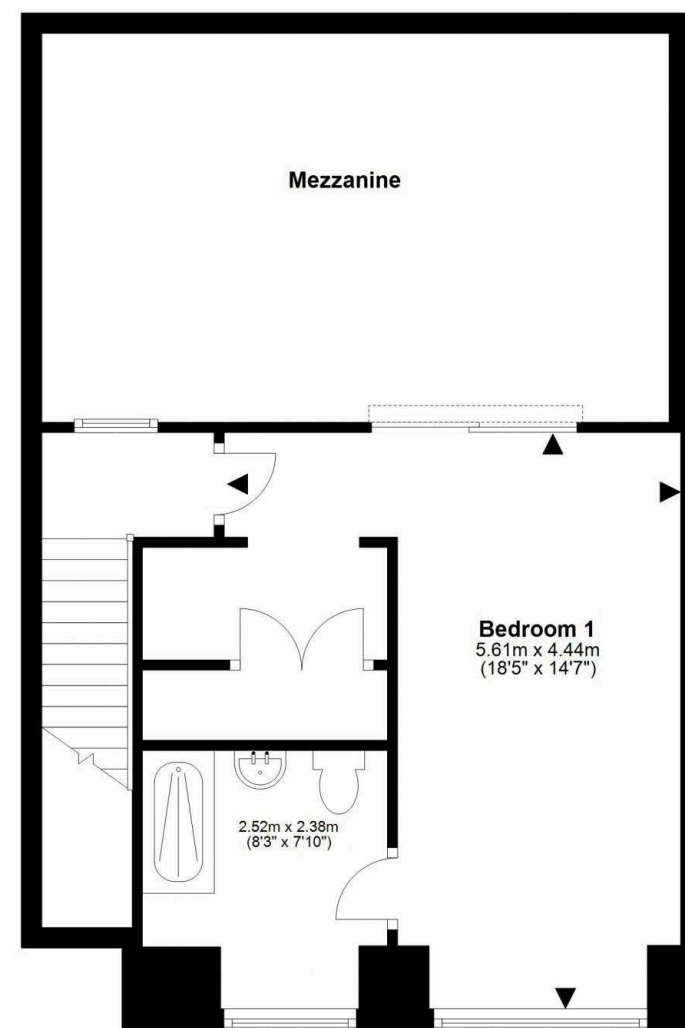


CHARTERED FIRM

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.



Ground Floor



First Floor

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.