

Jardine Phillips
Solicitors • Estate Agents

VIEWFORTH

51 VIEWFORTH
EH10 4LQ



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EPC RATING: D

OFFERS OVER £395,000

PROPERTY DESCRIPTION

- Private front garden with maindoor access leading to tiled vestibule and long hallway
- Direct access to well maintained, south facing communal rear garden, with patio areas to sit out, lawns, summer house and surrounded by trees & planting
- Spacious bay windowed sitting room with stunning feature fireplace, Edinburgh press & original shutters
- Galley kitchen with window to side, good range of white high gloss units, solid wood worktops, feature shelving, breakfast bar and integrated appliances
- Master bedroom quietly located to rear with window seat, two walk in wardrobes and direct access to rear garden
- Good sized second double bedroom overlooking garden with beautiful feature fireplace
- Fully tiled bathroom with bath with shower over, wall hung basin and wc
- Gas central heating from combi boiler
- Full of original period features including stripped wood floors, original sash & case windows, shutters, cornices and fireplaces
- Permit parking in the street



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





SUPERB TWO BED MAINDOOR IN FASHIONABLE BRUNTSFIELD WITH DIRECT ACCESS TO LARGE COMMUNAL GARDEN

Located in the trendy district of Bruntsfield with all its coffee shops, bars, restaurants and independent stores, this amazing property is ready to put your own stamp on and is ideal for young professionals or families, being located in the catchment for the excellent Bruntsfield Primary & Boroughmuir High Schools. Easy walk into the city centre or excellent transport links nearby.

AREA

Bruntsfield is an extremely popular area in the south of the city which has the perfect blend of being close to the city centre but also easy to access out of town to the countryside. The local area offers an excellent range of supermarkets, independent retailers, coffee shops, speciality food stores, bars & restaurants. Nearby Morningside also provides a wide range of larger supermarkets including Waitrose and M&S Simply Food. Local schooling is excellent and the property is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High School - one of the best in Scotland - and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, with a range of gyms/leisure facilities a short walk away at Fountainpark. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows and the Union Canal, with Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park close by. The property is walking distance into town but there are also numerous bus services available both into and out of town. There is easy access to the city bypass and the motorway network beyond.

PARKING

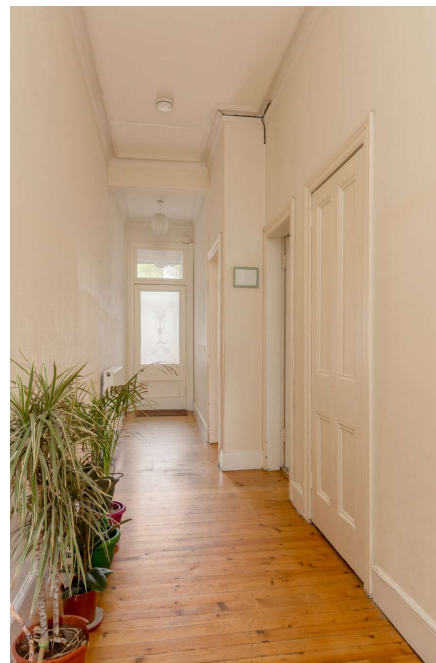
Permit Parking in Street

EXTRAS

The blinds/curtains, light fittings, hob, oven, cooker hood, washing machine and fridge freezer are included in the sale.

HOME REPORT VALUATION

£410,000

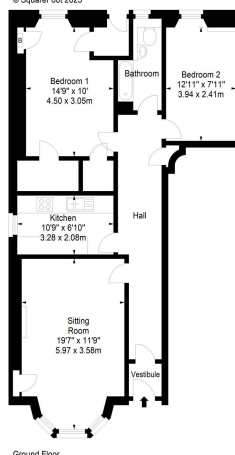


Sitting room	19'7 x 11'9 (5.97 x 3.58m)
Kitchen	10'9 x 6'10 (3.28 x 2.08m)
Bedroom 1	14'9 x 10' (4.50 x 3.05m)
Bedroom 2	12'11 x 7'11 (3.94 x 2.41m)

Viewforth,
Edinburgh,
Midlothian, EH10 4LQ



Approx. Gross Internal Area
832 Sq Ft ~ 77.29 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

