

KILGOUR

PROPERTY



6 2f1 McNeil Street, Edinburgh, EH11 1JN





- Living Room/Kitchen
- Bedroom
- Bathroom
- WC
- Gas Central Heating
- Double Glazing
- Communal Gardens
- On Street Parking
- Council Tax – Band B
- EPC – Band E

Viewing by appointment through selling agent on 0131 273 5233

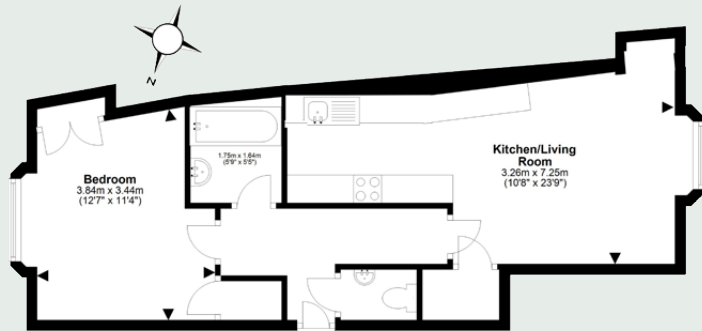
Description

A superbly located second floor flat set within a highly sought after residential location close to amenities and very well placed for commuting. The property would benefit from some upgrading and benefits from gas central heating and double glazing.

Externally there are well maintained communal gardens to the rear of the building.

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.

1 1 1 E 
EPC BANDB 
COUNCIL TAX BAND

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.

Living Room/Kitchen	23'9 x 10'8	7.25 x 3.26m
Bedroom	12'7 x 11'4	3.84 x 3.44m
Bathroom	5'9 x 5'5	1.75 x 1.64m







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