



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**6/4 McNeill Street**  
Viewforth, Edinburgh, EH11 1JN



# 6/4 McNeill Street

Welcome to a charming ground-floor city flat that is conveniently located in Viewforth, just a short 15-minute stroll from Edinburgh city centre. This unique home is stylishly presented throughout, offering open-plan living, as well as a modern kitchen and three-piece shower room. It also features a clever layout with a double mezzanine bed set above a walk-in wardrobe, ensuring optimal storage whilst maximising the potential of the space. Altogether, it is a fantastic home for city professionals, couples, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, an integrated fridge/freezer, and a washing machine to be included in the sale.

## Property Summary

- A beautiful ground-floor flat
- Forms part of a traditional building
- Situated in sought-after Viewforth
- Welcoming entrance area
- Open-plan kitchen/living/dining room
- Generously appointed walk-in wardrobe
- Mezzanine double bed with built-in storage
- Modern shower room with a rainfall shower
- Enclosed, well-maintained communal garden
- Controlled permit parking (Zone S3)
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - A
- Home Report Value - £185,000







Featuring a clever layout with a double mezzanine bed set above a walk-in wardrobe, ensuring optimal storage





A fantastic home for city professionals, couples, and first-time buyers alike





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dream property!



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property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

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Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



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