



37 Viewforth  
VIEWFORTH | EDINBURGH | EH10 4JE

  
**warners**  
solicitors & estate agents





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Delightful main door flat situated in a traditional tenement in an enviable position in the sought after area of Bruntsfield, close to excellent amenities. This good sized property offers a beautiful home which retains superb original features and benefits from a private front garden and large well maintained communal garden to the rear. The accommodation comprises; entrance vestibule to entrance hallway with storage, elegant bay windowed sitting room to front with feature fireplace, ornate cornicing and Edinburgh press, bright fitted dining kitchen with good storage options including pantry cupboard plumbed for washing machine, spacious double bedroom quietly situated to the rear with feature fireplace and storage cupboard, useful box-room/study with mezzanine cabin bed and glass pane allowing light from the kitchen, and bathroom with white suite and electric shower over the bath. The property further benefits from residents' permit parking.

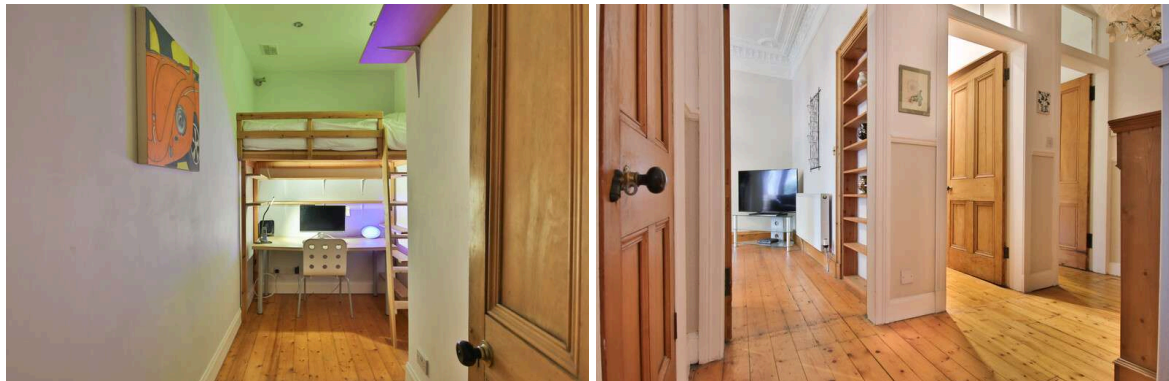
- Bright and spacious main door flat
- Entrance vestibule and hallway with step up to bedroom, storage and bathroom
- Elegant bay windowed sitting room with feature fireplace
- Fitted dining kitchen with pantry cupboard and pulley
- Spacious double bedroom with storage
- Useful box room/study 'extended' from kitchen with cabin bed
- Good storage options
- Bathroom with electric shower over bath
- Gas combination central heating
- Private front garden and large communal rear garden
- On street residents' permit parking

Extras: All blinds, fridge, cooker, washing machine and dishwasher will be included. All other items of furniture, as viewed, maybe available by separate negotiation. EPC rating Band D.

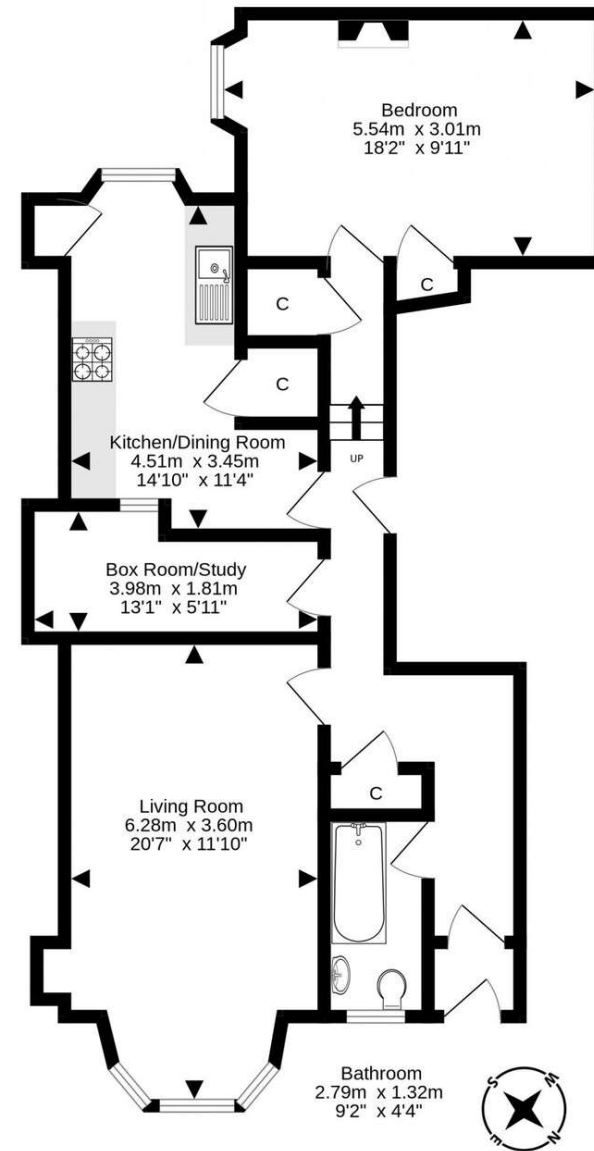
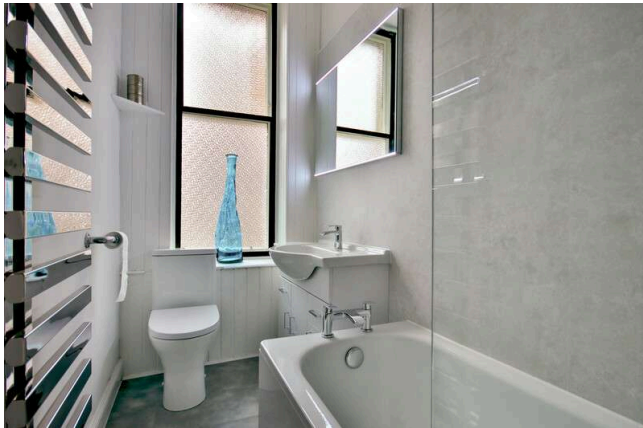
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the highly regarded Viewforth area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets, supported by the usual banking and postal services. Leisurewise the choice is first class, with nearby Fountain Park home to a cinema, gym, ten pin bowling and eateries. The property is located close to both Edinburgh and Napier Universities and an efficient public transport network operates to other parts of the town and surrounding areas.







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