



2/3 Thistle Place
VIEWFORTH | EDINBURGH | EH11 1JH


warners
solicitors & estate agents



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Warners are delighted to offer to the market this exceptionally well-presented, one bedroom, first floor flat forming part of a traditional tenement block located in the desirable residential area of Viewforth. Located in a quiet and peaceful cul-de-sac, the property is situated just moments away from a variety of local amenities and is within easy reach of the City Centre.

The stylish interior is comprised of a generously proportioned and stylish lounge with feature fireplace, spacious kitchen/diner with modern base and wall units, ample storage space as well as a useful office space, beautifully presented double bedroom. The property is completed by a separate toilet room and shower room. Externally, the property benefits from well maintained communal garden grounds and secure entry system as well as excellent public transport links around the city.

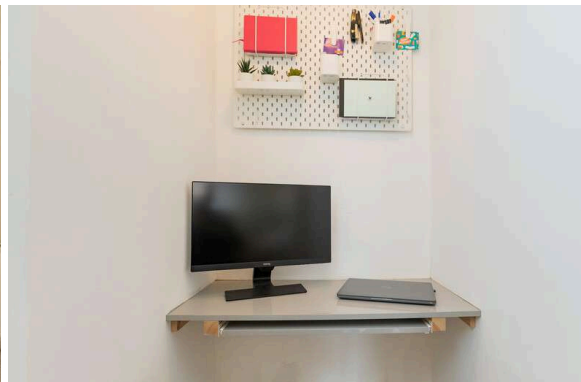
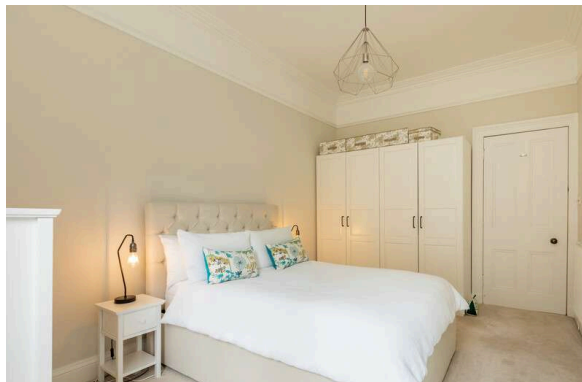
- Exceptionally well-presented flat
- Large, stylish lounge
- Modern kitchen/diner
- Spacious double bedroom
- Well-maintained communal garden
- Secure entry system
- On street/permit parking

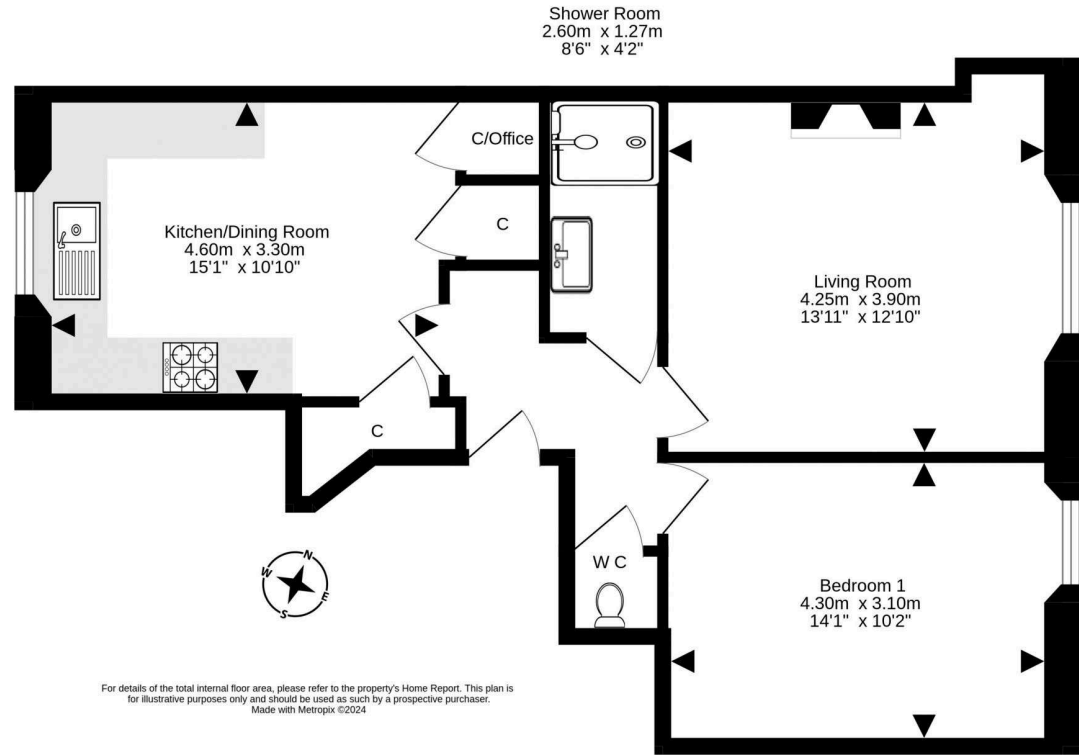
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All light fittings, blinds/curtains and all white goods will be included in the sale while other items of furniture can be available with separate negotiation. EPC Rating C.

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.





22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

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