



5/1 Horne Terrace  
VIEWFORTH | EDINBURGH | EH11 1JJ

  
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Exceptionally well-presented, one-bedroom, garden 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 kitchen/living room with access directly out to a well landscaped rear shared garden. The fully fitted kitchen currently comprises a washer/dryer, induction hob, oven and fan and a breakfast bar. The well-proportioned bedroom benefits from an Edinburgh press and attractive twin windows. The property is completed by a stylish and fully refurbished bathroom finished to an exceptional standard. Externally, the property benefits from well-maintained communal garden grounds, a secure entry system, excellent public transport links around the city and permit parking.

- Exceptionally well-presented garden flat
- Kitchen living room with access direct to the garden
- Fully fitted kitchen
- Spacious double bedroom
- Stylish Shower room
- Well-maintained communal garden
- Secure entry system
- Permit parking

Extras included in this sale are the oven, hob, freezer, fridge, and wardrobe in bedroom.

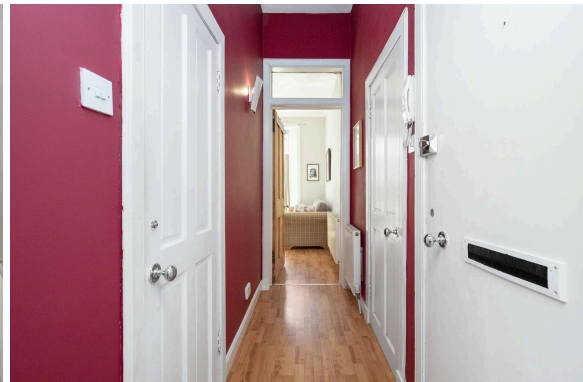
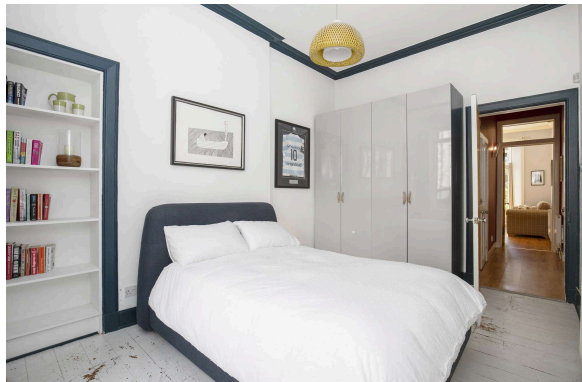
EPC rating D, Council tax B. No factor

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

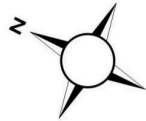
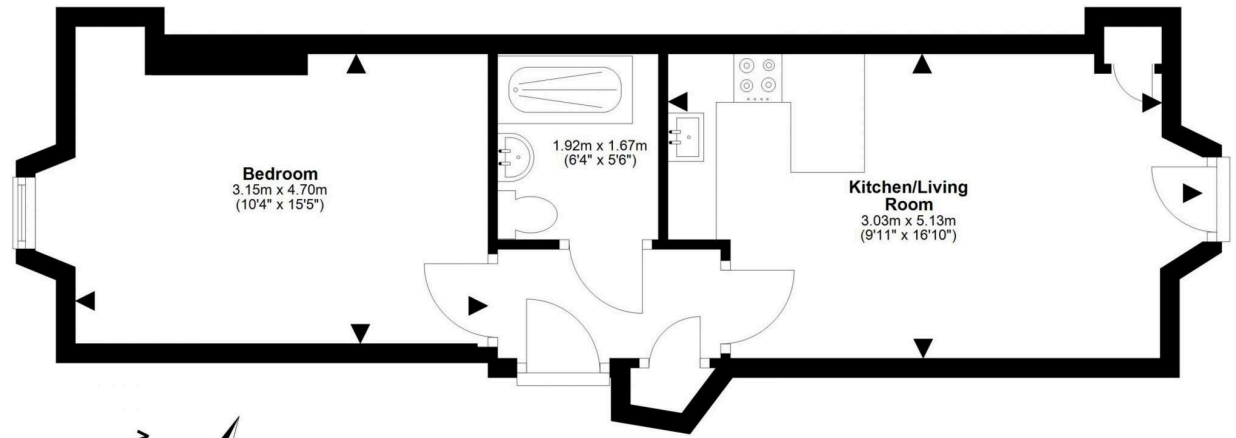


The subjects are located in the highly regarded Viewforth area of Edinburgh, which lies to the south of the city centre. The property is beautifully positioned to take advantage of a superb range of shopping outlets, supported by the usual banking and postal services. Nearby leisure facilities include 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.

Conveniently located near the extremely vibrant and cosmopolitan area of Brunstfield, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance.







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