

COULTERS[©]

8/1 VIEWFORTH GARDENS

BRUNTSFIELD, EDINBURGH, EH10 4EU

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on a peaceful cul-de-sac in the ever-popular Bruntsfield area, 8/1 Viewforth Gardens is a generously proportioned first-floor flat offering flexible accommodation and excellent potential. Perfectly placed for local amenities, green spaces, and transport links, it presents an ideal opportunity for first-time buyers or investors seeking a spacious period home in a prime city location.

The property is entered via a shared stair with secure entry and opens into a welcoming hallway with useful storage. To the front, the bright sitting room enjoys attractive period proportions and features including a fireplace and Edinburgh press. A versatile box room ideal as a home office, study, or occasional guest space, is accessed from the sitting room.



KEY FEATURES



Spacious one bedroom first floor flat.



Situated in a quiet cul de sac.



Shared gardens to the rear.



Permit parking available.



Short walk to Edinburgh and Napier Universities.



Bruntsfield Links, shops and cafes on the doorstep.



EPC Rating - C



Council Tax Band - D



The dining kitchen lies to the rear and provides generous dimensions, including a dining recess, large storage cupboard, and a handy adjoining pantry/utility room.

The double bedroom is quietly positioned, offering a peaceful retreat, while the bathroom includes a three piece suite with shower over bath.

The property benefits from gas central heating and on-street permit parking.



THE LOCAL AREA

Bruntsfield is a highly desirable residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students. The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.

Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School as well as campuses for Napier and Edinburgh Universities.

EXTRAS

All fitted flooring, curtains, blinds and white goods are included in the sale price. Other items may be available subject to separate negotiation.

HOME REPORT VALUATION: £300,000



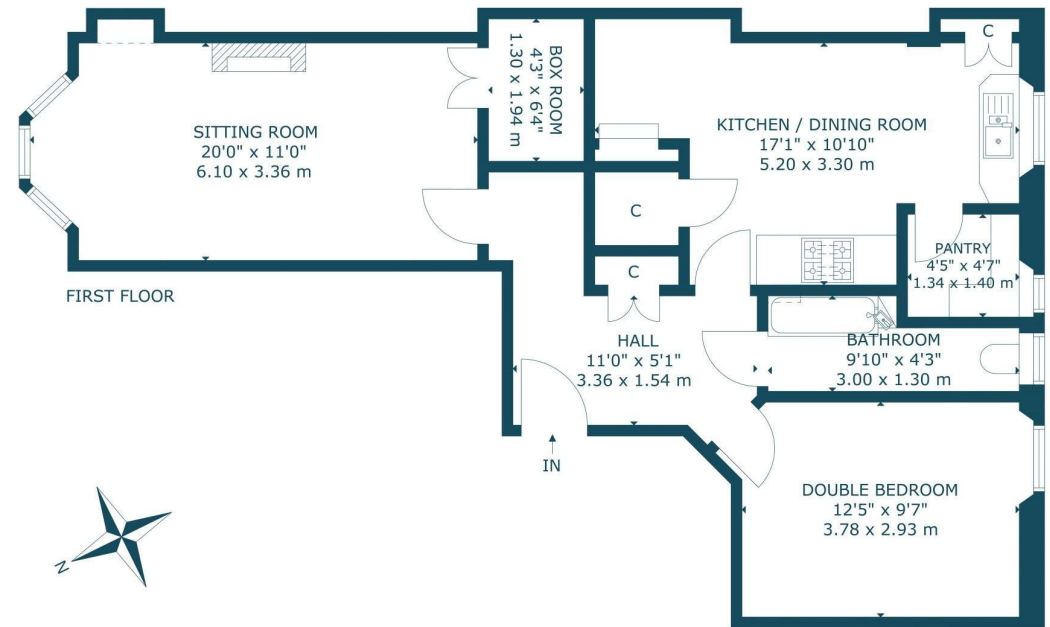
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.