



1/5 Viewforth  
BRUNTSFIELD | EDINBURGH | EH10 4JD

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solicitors & estate agents



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Spanning over an impressive 1,150 square feet this spacious third floor apartment is nestled in the heart of prestigious Bruntsfield, moments from excellent bars, cafes and restaurants and close to The Links and Meadows and a myriad of university buildings.

Boasting fine period features the property comprises a welcoming entrance hallway with storage cupboard, a bright corner aspect lounge with detailed cornicing and feature fireplace, a contemporary dining kitchen with attractive units, generous dining space and pantry cupboard, a large twin windowed master bedroom with elegant en-suite bathroom with shower over bath, two further well-proportioned double bedrooms (both with exquisite fireplaces) and the flat is completed by a main bathroom with shower over bath.

- Third floor flat in handsome traditional tenement
- Close to university buildings and excellent restaurants
- Moments from Meadows and Links parks
- Welcoming hallway
- Bright corner aspect lounge
- Contemporary dining kitchen
- Three ample double bedrooms
- Two bathrooms
- Gas central heating

Council Tax band E, EPC rating C

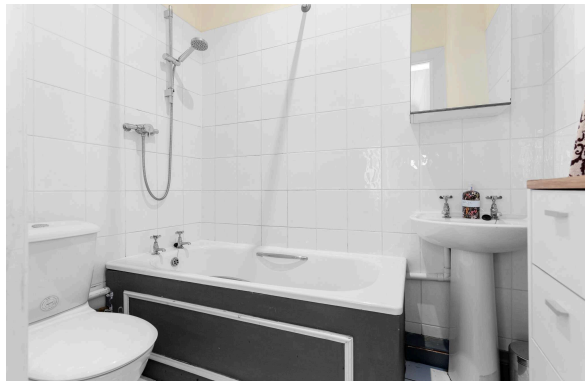
Factor - James Gibb, approx £20 per month for communal areas.

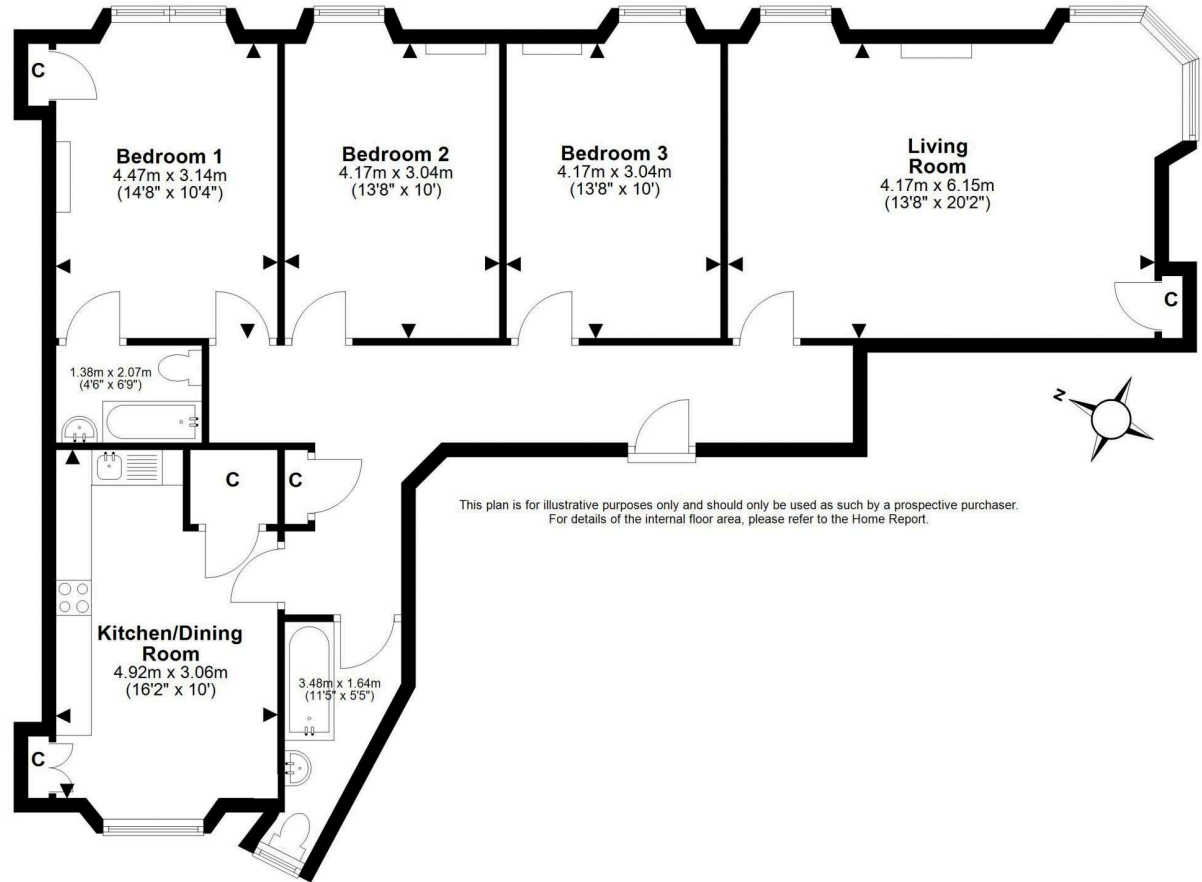
Extras - All items of furniture, white goods, fixtures and fittings to be included in sale.

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



Bruntsfield is one of Edinburgh's most desirable areas, being close to the city centre, the city's main financial core and both Edinburgh and Napier Universities. The vibrant district is surrounded by the exclusive areas of Marchmont and Merchiston, whilst the open expanses of Bruntsfield Links and the Meadows are just a leisurely stroll away. There is an abundance of stylish bars, restaurants and cafes, all within walking distance. The city centre itself can be accessed by foot or in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst the city by-pass and main motorway networks are easily accessible.





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