

McDougall McQueen
solicitors & estate agents

4 (3f1) Viewforth, Edinburgh, EH10 4JF

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Welcome

Welcome to Viewforth, occupying the third floor of a traditional Edinburgh tenement, this spacious and characterful two-bedroom flat offers generously proportioned accommodation with the added benefit of two versatile public rooms. Situated in the highly sought-after Viewforth area, the property enjoys an enviable location within easy reach of the city centre, excellent local amenities and beautiful green spaces. Retaining much of its traditional charm, the property benefits from attractive period features including high ceilings and generous room proportions, offering an excellent opportunity for a range of purchasers. Externally, residents enjoy access to a well-maintained communal rear garden, with permit and metered parking available. An early viewing is highly recommended.

- Reception hallway with useful storage options
- Front facing living room
- Fitted kitchen
- Dining room
- Utility room
- Two double bedrooms
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Sash and case windows
- Shared gardens to the rear
- Permit and metered parking available







Bruntsfield

Viewforth is one of Edinburgh's most desirable residential locations, lying between Bruntsfield, Tollcross and Fountainbridge. The area boasts an outstanding selection of independent cafés, restaurants, bars and boutique shops, together with larger supermarkets and everyday amenities. Nearby Bruntsfield Links and The Meadows provide extensive open green spaces, while the Union Canal offers picturesque walking and cycling routes. Excellent public transport links provide swift access throughout the city, and the financial district, Edinburgh University and the city centre are all within comfortable walking distance, making this an ideal location for professionals, students and those seeking a vibrant city lifestyle.



Extras

The kitchen appliances, bedroom furniture, curtains, blinds and fitted floor coverings are included.

Get in touch

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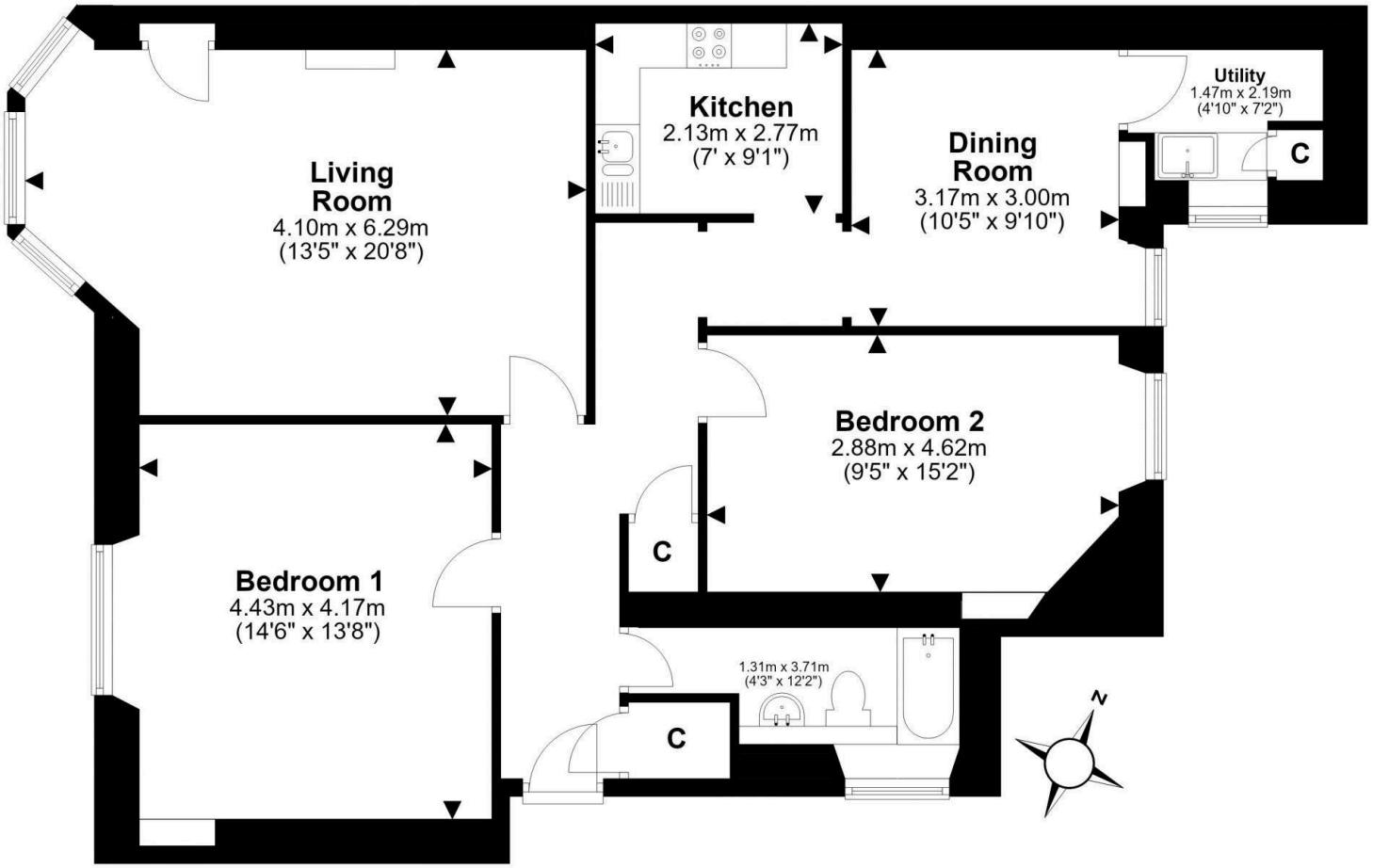
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.