

**23/8 St Peters Place,
Viewforth, Edinburgh
EH3 9PQ
Offers Over £180,000**

- Large living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas cooker, electric oven and large pantry cupboard
- Large double bedroom with wardrobes included
- Shower room fitted with two-piece suite and electric walk in shower
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

**Council Tax Band: B
Tenure: Freehold**



Flat

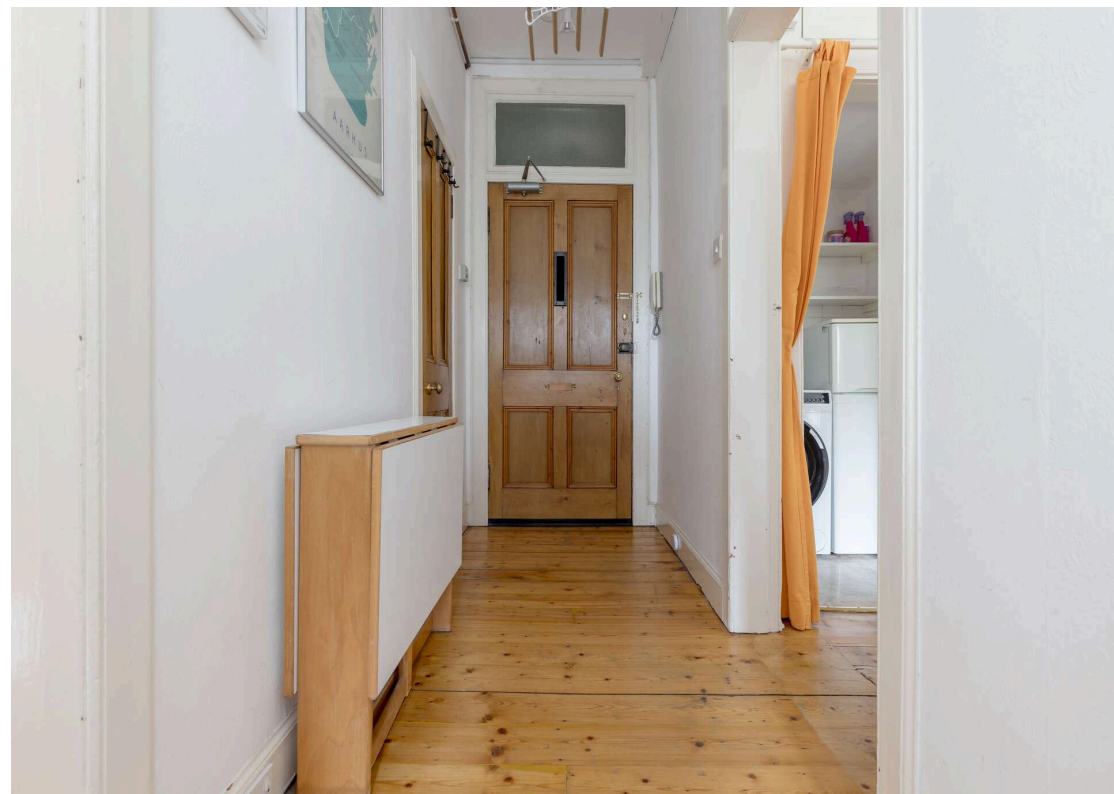
This superb one-bedroom flat, located in the ever-popular Viewforth area, is sure to attract strong interest. Presented to the market in excellent condition throughout, the property would make an ideal purchase for a first-time buyer. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a generously proportioned open-plan living, kitchen, and dining area, providing an ideal space for relaxing and entertaining friends and family. The kitchen is well equipped with a range of floor and wall-mounted units, a gas cooker with double oven, and white goods, all of which are included in the sale. A large pantry cupboard offers excellent and practical storage. The spacious double bedroom benefits from large wardrobes, also included in the sale, providing further useful storage. The shower room is fitted with a two-piece suite and an electric walk-in shower. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, there is a communal rear garden and on-street permit parking. **Please note:** no warranties are given for systems.

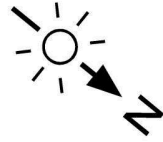
Situated close to the city centre and Edinburgh's universities, this property offers excellent accommodation in an ideal location. Bruntsfield, located just south of the city centre, is well connected by a frequent bus service. The nearby bypass provides easy access to the A1/A68, South Gyle, Edinburgh Airport, and the M8/M9/M90 motorway network—perfect for commuters. Bruntsfield offers a variety of independent shops, with a Waitrose supermarket conveniently located in nearby Morningside. Residents can enjoy an array of recreational amenities, including Bruntsfield Links, the Meadows, Dominion Cinema, and Churchill Theatre. With a vibrant selection of cafes, bars, and restaurants on the doorstep, this property is perfect for those who enjoy an active social scene

Viewing by appointment on 0131 337 1800

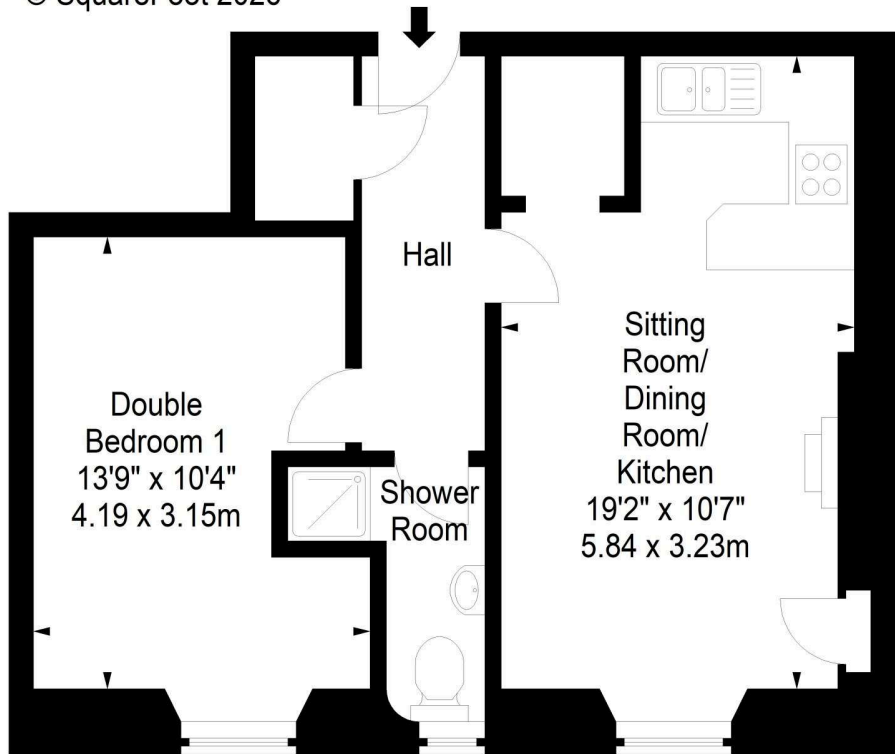




**St. Peters Place,
Edinburgh,
Midlothian, EH3 9PQ**



Approx. Gross Internal Area
456 Sq Ft - 42.36 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

