

COULTERS<sup>©</sup>

# 17 VIEWFORTH SQUARE

BRUNTSFIELD, EDINBURGH, EH10 4LW

 3 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

Nestled within a distinguished late Georgian survival villa in the highly desirable Bruntsfield area, originally constructed circa 1859 for builder John Oliver and once known as Viewforth House, this charming garden flat offers an elegant fusion of period character and contemporary living. Poised in a sought-after location, this beautifully proportioned home occupies a truly rare position, featuring a private driveway with off-street parking for two vehicles secured by an electric gate – an exceptionally uncommon and highly valued feature in the area.

## KEY FEATURES



A charming garden flat situated within Category B Listed Viewforth House.



Three bedrooms plus separate home office space.



Private rear garden and gated front pathway entrance.



Rare private and secure driveway parking.



Within a short stroll of Bruntsfield amenities.



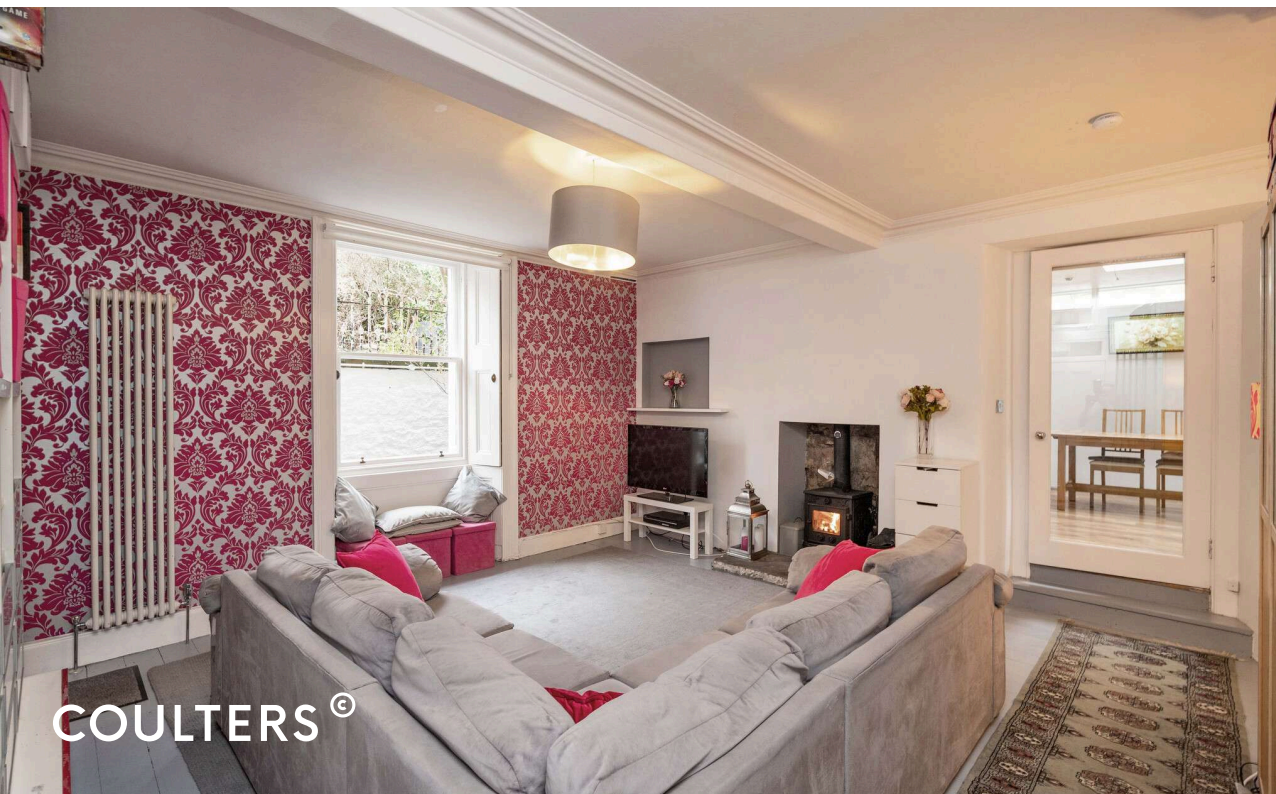
Located within the Bruntsfield Primary and Boroughmuir High School catchment areas.



EPC Rating - C



Council Tax Band - C





Step inside to discover a welcoming sitting room where a wood-burning fire creates a warm and inviting focal point. This space seamlessly leads through to the kitchen and dining area, designed to accommodate both everyday living and entertaining.

Large folding doors open out to the private garden, flooding the interior with natural light and extending the living space outdoors. The garden itself is a peaceful retreat, complete with a summer house - ideal for relaxed evenings, hobbies or as a flexible workspace.





## MORE INFORMATION

The principal bedroom is generously sized and benefits from a well-appointed en-suite shower room, offering both comfort and privacy. Two further bedrooms one a double most recently used as a child's bedroom with bunk beds, provide additional accommodation for family, guests, or alternative uses. A dedicated office space makes working from home effortless, and a family bathroom with a separate shower completes the thoughtfully arranged interior.



With its blend of period architectural integrity, practical contemporary living spaces, private garden and rare gated driveway parking, this exceptional property represents a unique opportunity to secure a historic home in the prestigious Viewforth area with valuable modern conveniences.



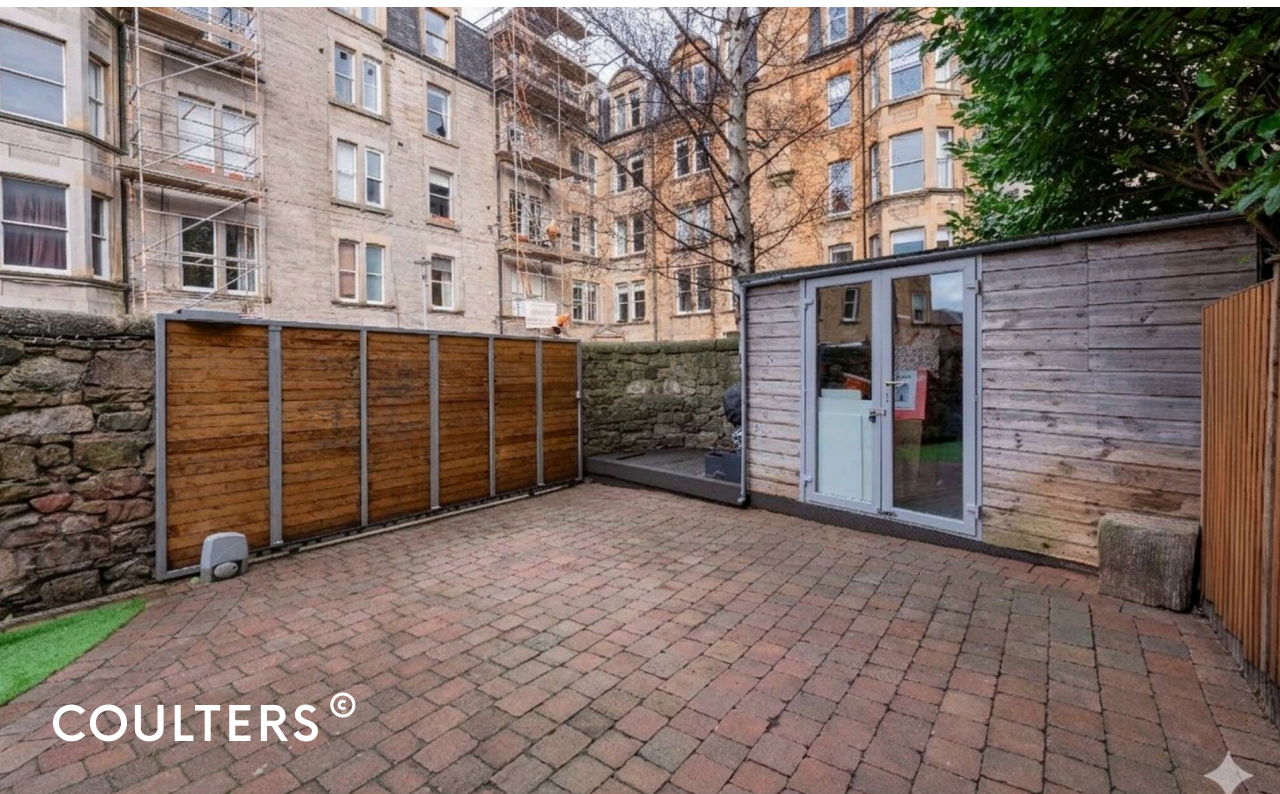




## THE LOCAL AREA

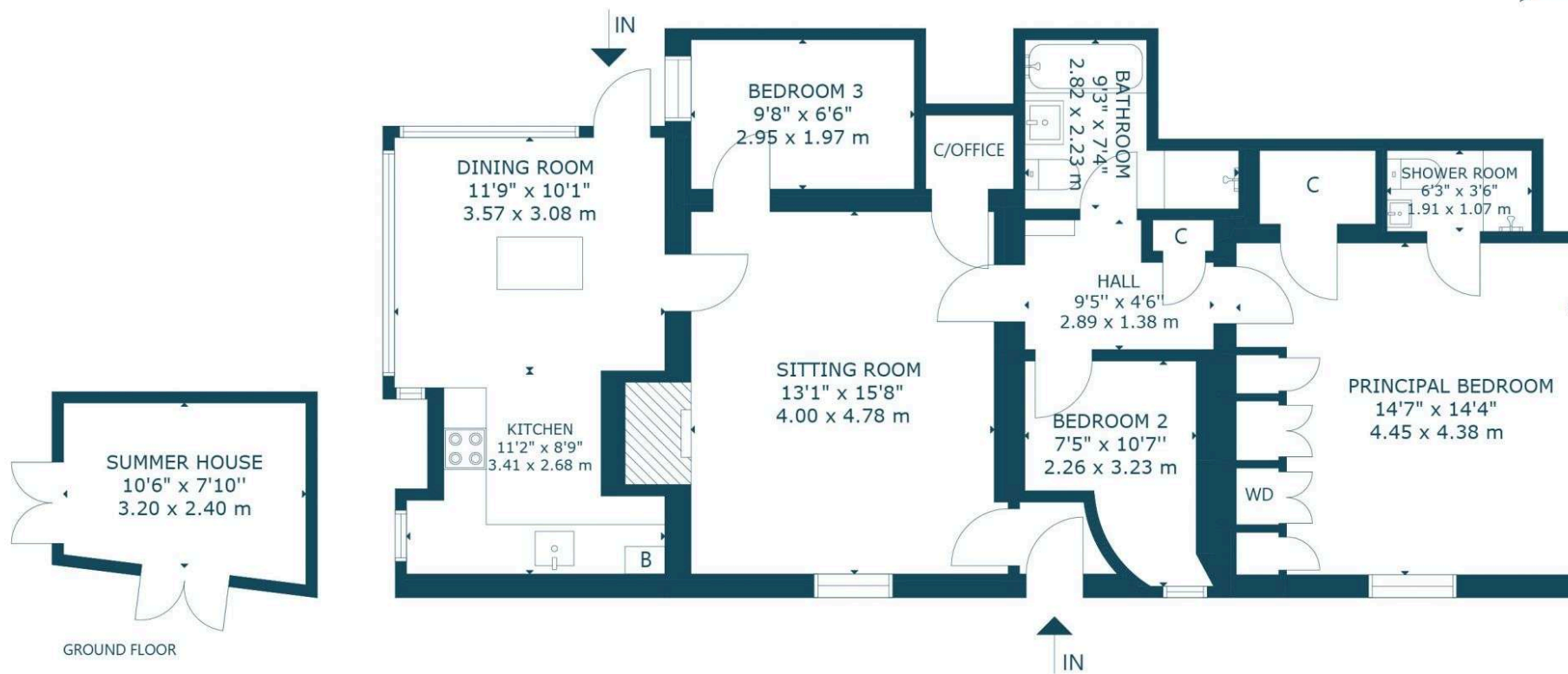
Bruntsfield is a highly desirable residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students. The area is home to several green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

Bruntsfield and Polwarth nearby are well-served by public transportation, with regular bus services to the city centre and other parts of Edinburgh. The area also has a number of highly-rated schools and educational institutions, including Bruntsfield Primary School, Boroughmuir High School and Napier University.



## EXTRAS

All wardrobes, light fittings, blinds, integrated white shelving and appliances are included in the sale price. Some items of furniture are available by separate negotiation.



17 VIEWFORTH SQUARE, BRUNTSFIELD, EDINBURGH  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,006 SQ FT / 93 SQ M  
SUMMER HOUSE 76 SQ FT / 7 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.