





Welcome

Welcome to Viewforth Gardens, occupying a desirable first-floor position within a handsome traditional Edinburgh tenement, this one-bedroom flat with box room enjoys an enviable setting on the peaceful Viewforth Gardens, in the heart of sought-after Bruntsfield. The property offers bright, well-proportioned accommodation, combining attractive period character with tasteful contemporary presentation. The property is presented in move-in condition throughout and further benefits from, secure entry, excellent storage and access to a beautifully maintained communal rear garden, providing a peaceful outdoor space for residents to enjoy. We would recommend an early viewing.

- Entrance hallway with useful storage
- Open plan living room and kitchen
- Stylish and fully fitted kitchen
- Double bedroom
- Box room/home office/study
- Modern bathroom presented as a shower room
- Double glazing
- Permit and metered parking available
- Shared gardens to the rear
- Secure entry system





Bruntsfield

Viewforth Gardens is one of Bruntsfield's most desirable residential addresses, quietly tucked away yet moments from the vibrant cafés, independent shops, restaurants and boutiques of Bruntsfield and neighbouring Morningside. The property is also within easy walking distance of Bruntsfield Links, The Meadows and Edinburgh's city centre, with excellent public transport connections and convenient access to the city's universities, financial district and major employers. The area is renowned for its handsome Victorian tenements and leafy residential character.

Extras

Included in the sale are the integrated kitchen appliances, curtains and blinds were fitted and all fixtures & fittings.



Get in touch

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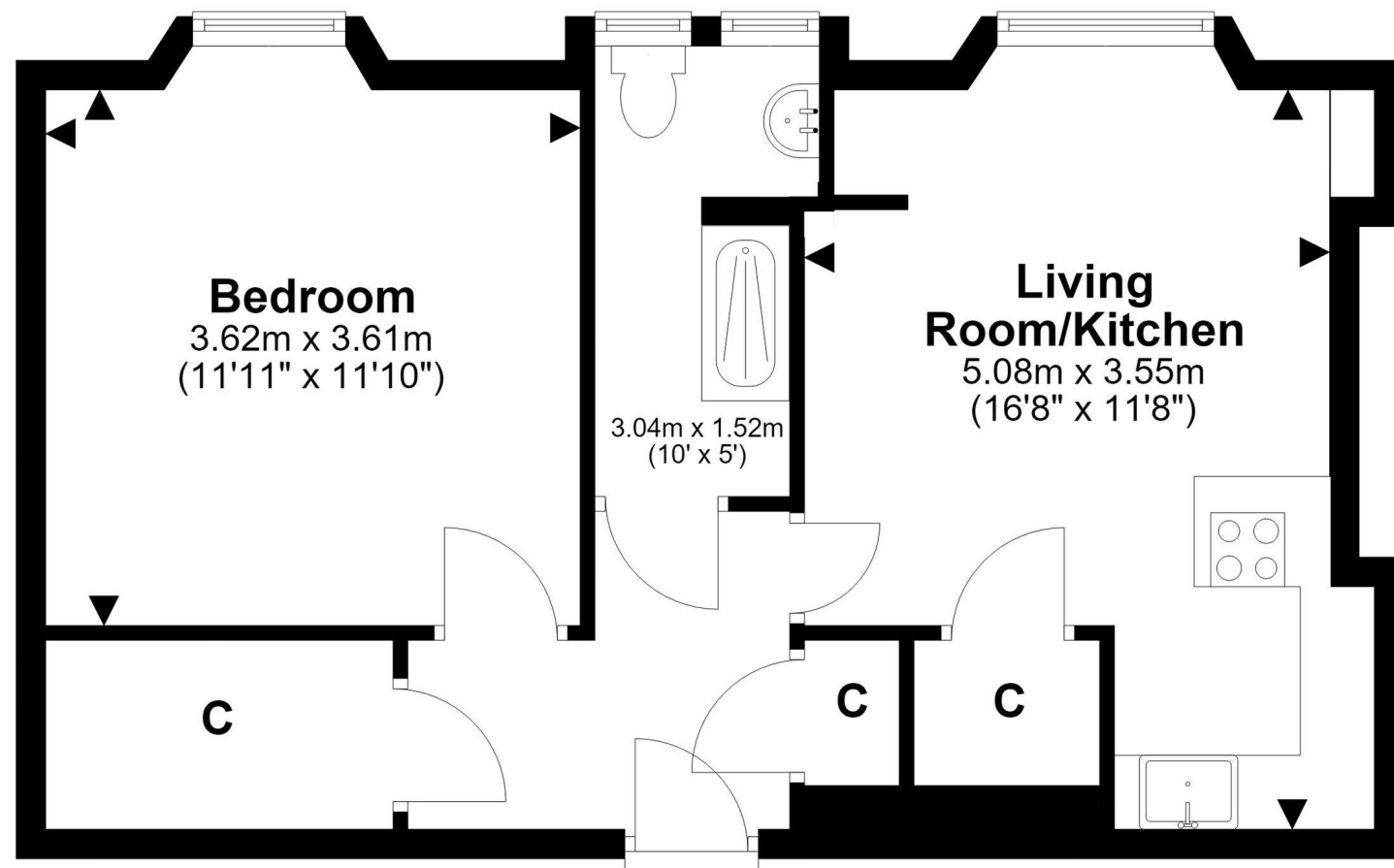
Bruntsfield Office:

103-105 Bruntsfield Place,
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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.

