



4/3 Viewforth, Edinburgh, EH10 4JF

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Welcome

Discover the perfect blend of Victorian character and contemporary style in this impressive two-bedroom second-floor home, perfectly positioned in the heart of Bruntsfield - one of Edinburgh's most vibrant and coveted neighbourhoods. Residents here are just steps away from artisan coffee shops, independent boutiques, and the greenery of the Meadows, with excellent transport links to the city centre and beyond.

Combining period features with a spacious, light-filled layout, the property presents an opportunity for professionals and couples looking for a stylish urban retreat. The standout feature of this home is the impressive open-plan living, dining, and kitchen area, perfectly designed for modern living and entertaining, while retaining attractive original features that add character and warmth.

With permit and metered parking available and every local convenience at your doorstep, early viewing is highly recommended to appreciate the space, character, and location of this unique property.

- Reception hallway with useful integrated storage
- Impressive open-plan living, dining, and kitchen area
- Versatile box room (ideal home office or ample storage)
- Contemporary fully fitted kitchen
- Separate utility room with built-in cabinets
- Two spacious double bedrooms
- Modern bathroom featuring a rain shower over an extra-deep bath
- Gas central heating and traditional sash and case windows
- Peaceful shared rear garden
- Zoned permit and metered parking





Bruntsfield

Tucked into the heart of Bruntsfield, Viewforth offers the ultimate balance of city energy and village charm. Just a short stroll from the expansive green spaces of the Meadows, this vibrant area is known for its independent cafés, boutique shops, and relaxed village feel. Excellent transport links make it easy to reach the city centre, while nearby schools, parks, and amenities create a welcoming, well-connected community. Viewforth combines classic Edinburgh character with everyday convenience, making it an ideal setting for modern urban living.

Extras

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



Get in touch

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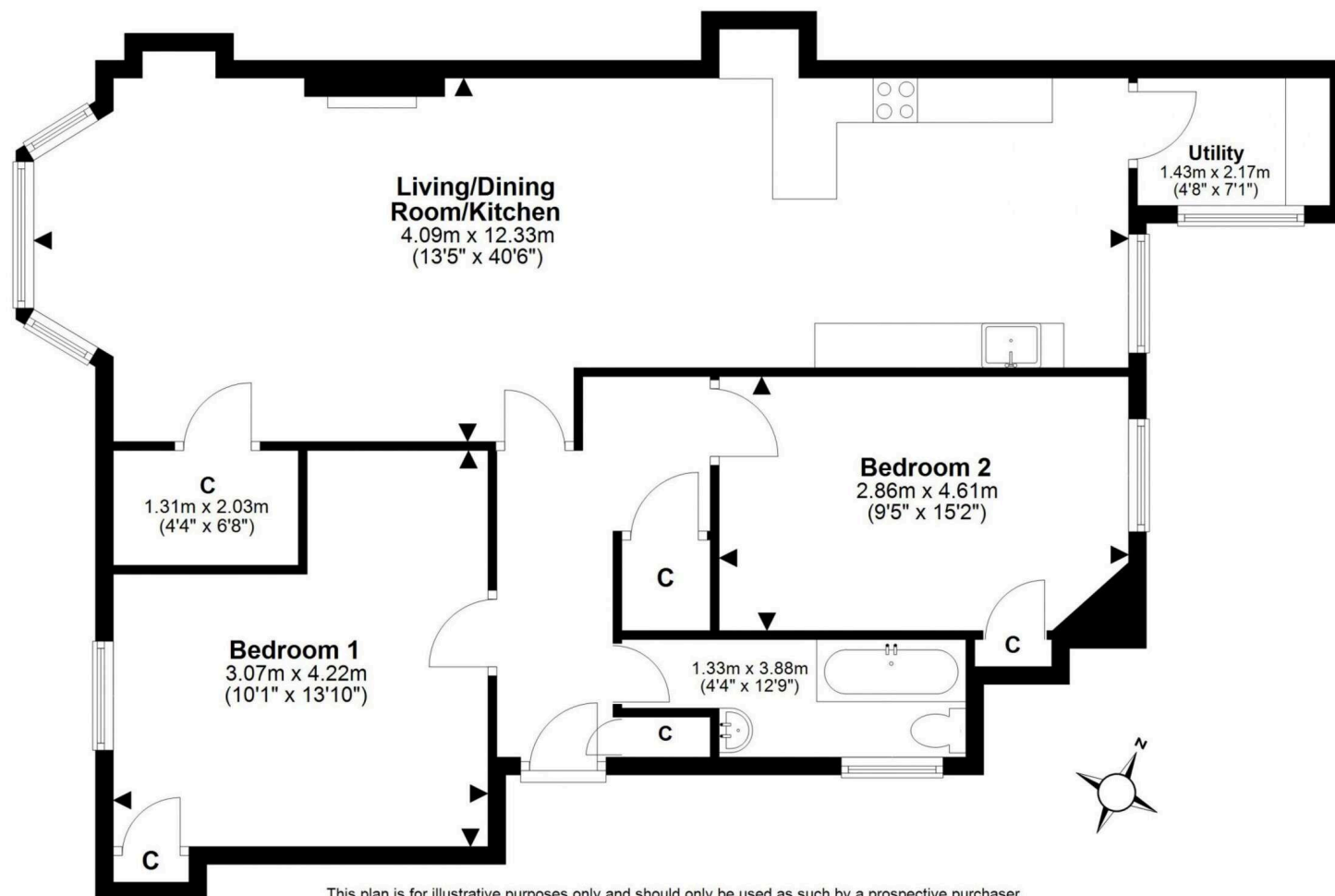
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.