

14 (2F3) Viewforth Gardens, Bruntsfield, Edinburgh, EH10 4EU



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Description

A particularly appealing dual-facing second floor flat, forming part of a handsome tenement building enviably situated in one of Edinburgh's highly regarded and sought-after residential areas which is within easy reach of the city centre and is conveniently placed for an excellent range of award-winning amenities, and reputable schooling.

- Welcoming reception hallway with storage
- Bay windowed living room with fireplace providing a lovely focal point
- Box room
- Kitchen/dining room
- Double bedroom
- Bathroom consisting of a white suite with shower over bath
- Gas central heating
- Secure entry system
- Shared rear garden
- On street permit parking

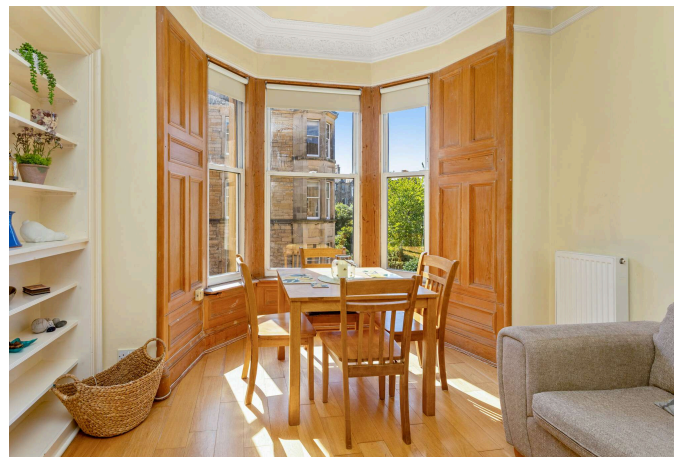
Extras

The blinds, curtains, oven, hob, washing machine, dishwasher and fridge/freezer are included. Additional items of furniture may be available by separate negotiation.

EPC Rating: C

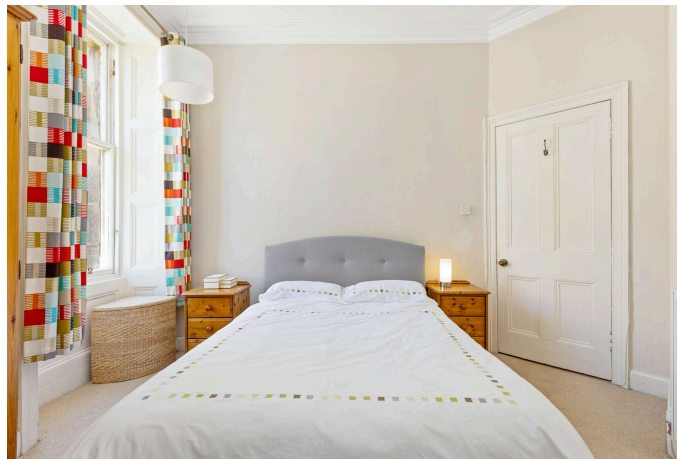
Price and Viewing

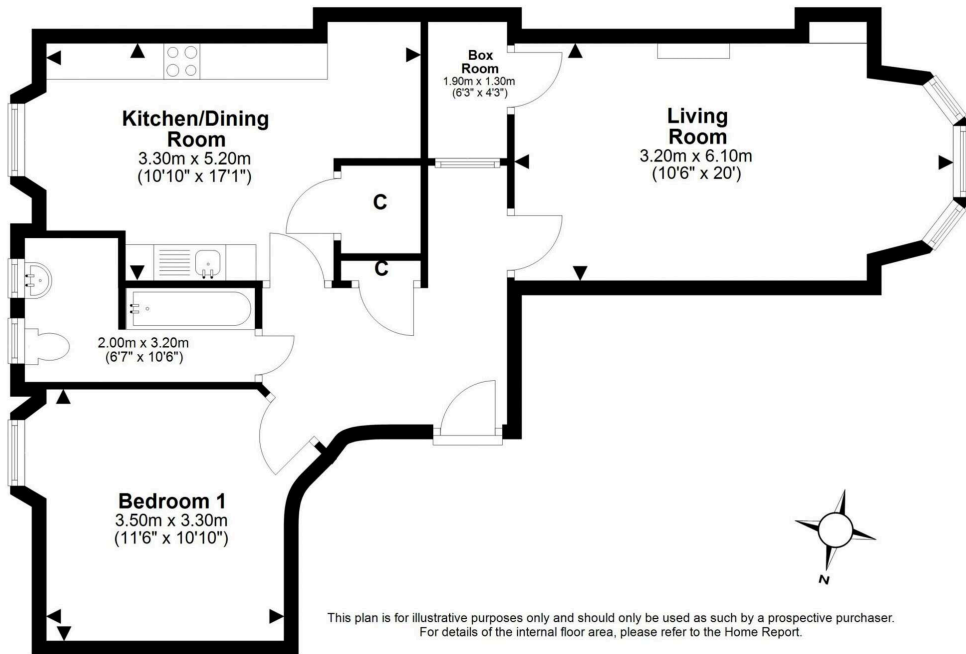
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks, convenience stores and speciality shops. For larger shopping requirements there are nearby supermarkets. Bruntsfield is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the delightful Meadows which has excellent tennis courts and a large children's play park and Bruntsfield Links which has a pitch and putt. Edinburgh city centre is within easy walking distance and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Schooling is well catered for in the private and state sectors with a number highly-rated schools and educational institutions, including the Bruntsfield Primary School, Boroughmuir High School.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

