



12 (1f2) Viewforth, Edinburgh, EH10 4JF

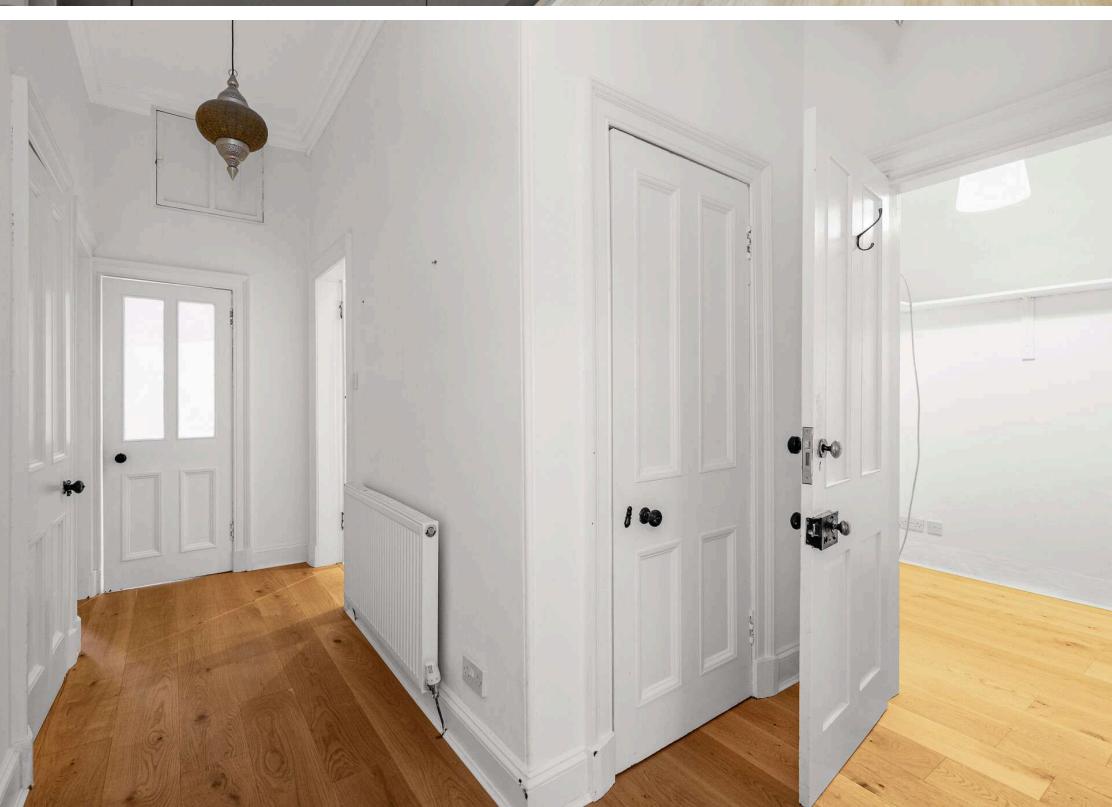


## Welcome

Welcome to Viewforth, McDougall McQueen are delighted to offer to the market this charming two bedroom first floor flat forming part of a traditional tenement building offering bright, spacious and well-proportioned accommodation retaining many period features. Benefits from a stylish dining kitchen, useful box room, secure entry system and shared gardens to the rear. The property is ideally located within walking distance of Bruntsfield Links and surrounded by a vibrant selection of cafes, restaurants, bars, and boutique shops, as well as being close to highly regarded schools and universities, making it perfect for first time buyers, young professionals, families and investors alike. The property is presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with useful storage
- Front facing living room
- Stylish dining kitchen
- Two double bedrooms
- Box room
- Bathroom presented as a shower room
- Double glazing
- Gas central heating
- Shared rear garden
- Permit and metered parking is available.





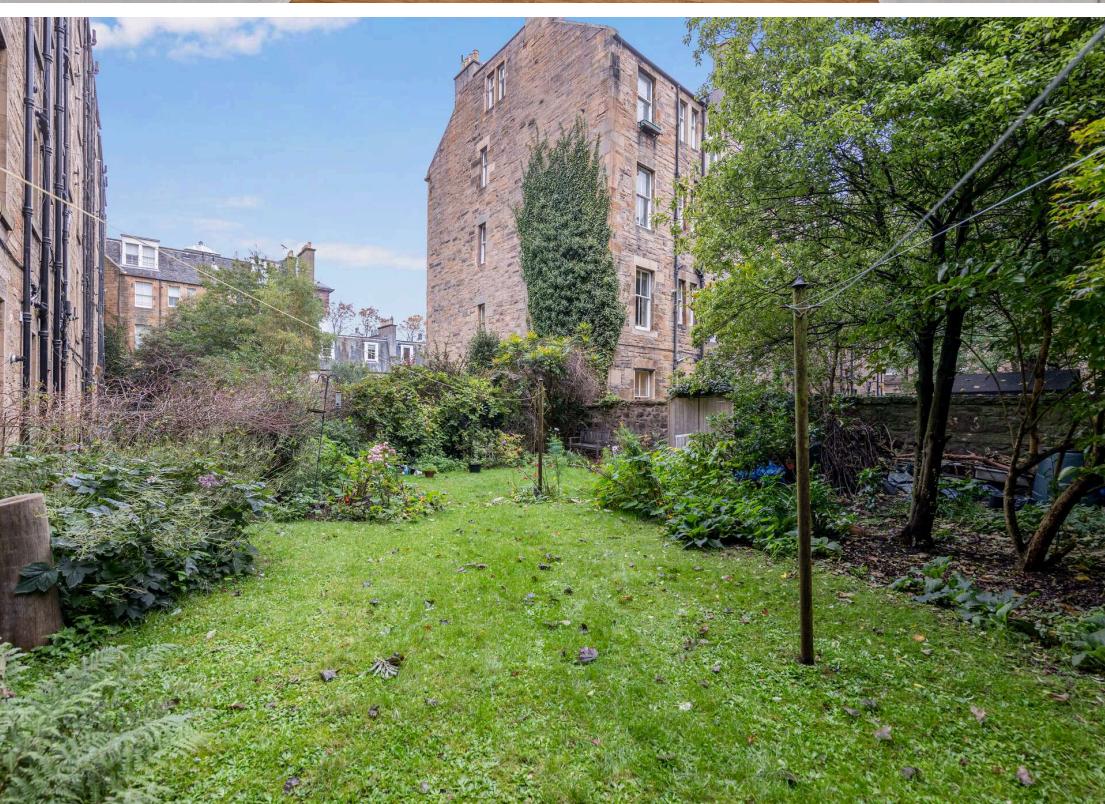


## Bruntsfield

Bruntsfield is one of Edinburgh's fashionable and sought-after suburbs, situated just southwest of the city centre. Renowned for its cosmopolitan atmosphere and boutique shops it also offers close proximity to the city centre and green leafy areas. Bruntsfield and neighbouring Morningside boast Edinburgh's best variety of cafés, bars, restaurants, bistros, independent shops, galleries, and boutiques. There is also a luxury cinema, theatres, and various supermarkets including a Waitrose & M&S. Enjoying the outdoors couldn't be easier with the lovely green areas of Bruntsfield Links and The Meadows on your doorstep to enjoy walks and picnics. It is also ideally situated for access to Napier University, the University of Edinburgh and the Edinburgh College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

## Extras

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



# Get in touch

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EH22 1JB

Bruntsfield Office:  
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ

 **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.

