



Flat 2F2, 15 Forreast Road
Forth Bridge, Edinburgh, EH1 2QH

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Property Summary

Set in a central and highly sought-after area of Edinburgh, this second-floor flat enjoys an outstanding location close to the city's universities, cultural attractions, and local amenities. Positioned within a handsome traditional building, 15 Forrest Road is just moments from cafés, restaurants, shops, scenic outdoor space, and excellent transport links, making it ideal for city living. This well-connected city home offers spacious accommodation, including a bright reception room, a fitted kitchen, three double bedrooms, and a modern shower room with towel radiator, vanity storage and wall-hung mirror, complemented by built-in storage, gas central heating, double glazing, and on-street parking.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Second-floor flat in Forth Bridge
- Part of a handsome traditional building
- Entrance hall with built-in storage
- Spacious living and dining room with press shelves
- Kitchen with fitted units
- Large principal bedroom
- Two more double bedrooms
- Modern shower room with towel radiator
- On-street parking
- Gas central heating and double glazing
- EPC Rating - C



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“Spacious living and dining room
with press shelves and a
kitchen with fitted units”







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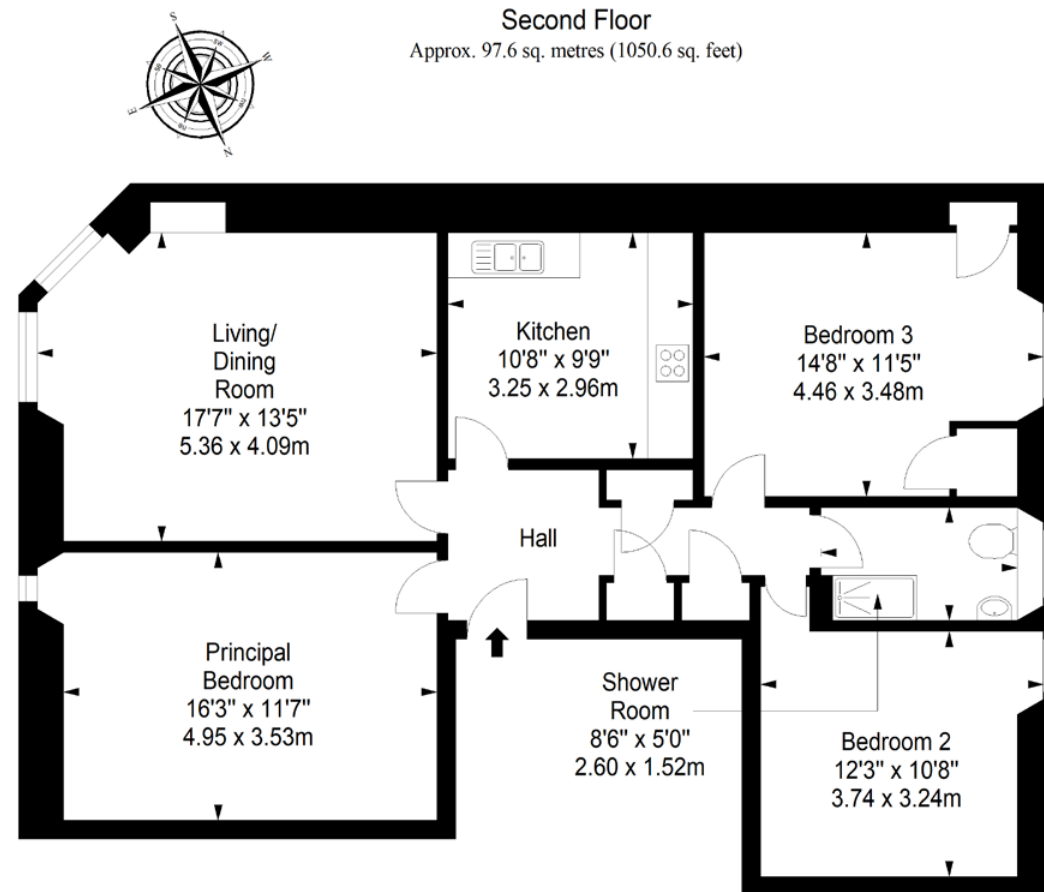
“Large principal bedroom
and two more
double bedrooms”







Floorplan



Total area: approx. 97.6 sq. metres (1050.6 sq. feet)

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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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