



13/6 Viewforth Gardens

Bruntsfield, Edinburgh, EH10 4ET



VMH ESTATE AGENTS



Charming traditional flat with period features and shared garden

- Bay windowed sitting room
- Spacious kitchen/dining room
- Generous double bedroom
- Shower room
- 2 box rooms
- Great storage
- Shared garden
- Fantastic location with amenities
- Ideal for professionals & investors
- Permit parking



Offers Over:

£310,000



Further information can be found in the home report.

🏠 About the Property

An impressive second floor flat forming part of a handsome traditional tenement, peacefully situated within the heart of the highly desirable Bruntsfield district.

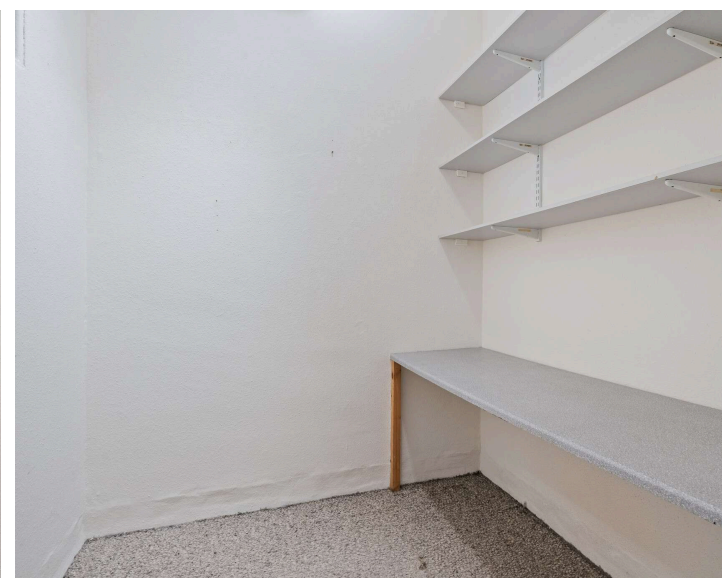
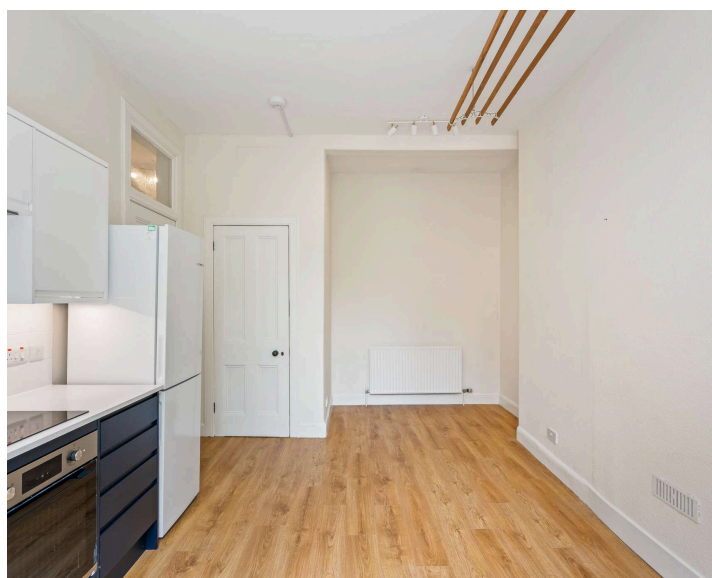
This beautifully proportioned one bedroom property offers bright and flexible accommodation with charming period features, excellent storage and a superb location within walking distance of the City Centre, Bruntsfield Links and The Meadows.

The property further benefits from a stylish new kitchen installed in 2022 together with upgraded appliances, while both box rooms benefit from internal windows providing natural daylight, with the larger currently fitted as a useful home office and the smaller arranged as a walk-in wardrobe.

Additional benefits include gas central heating, secure entry system and access to a well-maintained shared rear garden.

⊕ Extras

To include oven, hob, extractor hood, fridge/freezer, washing machine, blinds, curtains and light fittings.





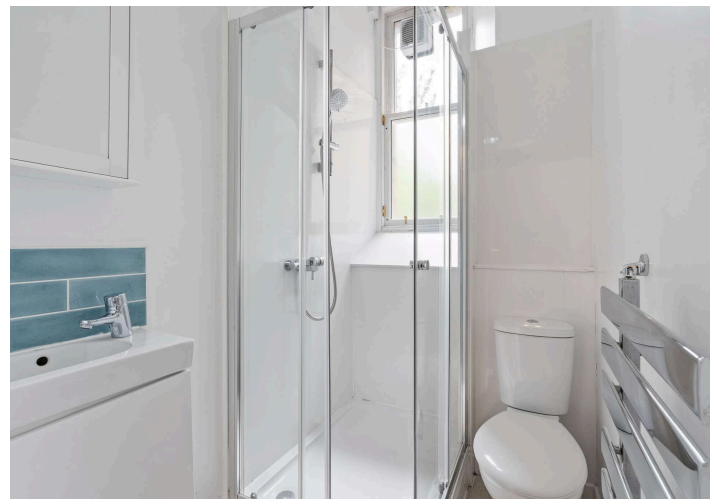
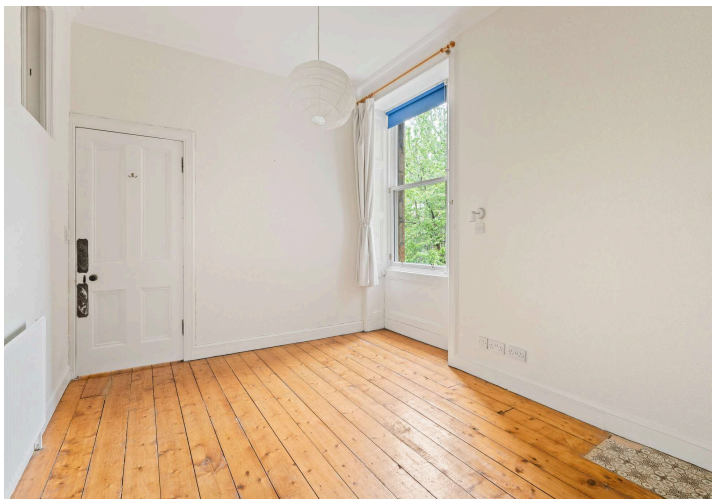
📍 Location

Viewforth Gardens is a quiet cul-de-sac just off Bruntsfield Place, ideally positioned to enjoy an excellent range of independent cafés, restaurants, boutiques and everyday amenities.

The area is renowned for its vibrant village atmosphere together with superb recreational facilities including Bruntsfield Links, The Meadows and nearby Fountain Park leisure complex.

Excellent public transport services operate nearby providing swift access to the City Centre, Haymarket Station and surrounding areas, while the property is also conveniently located for Edinburgh and Napier Universities.

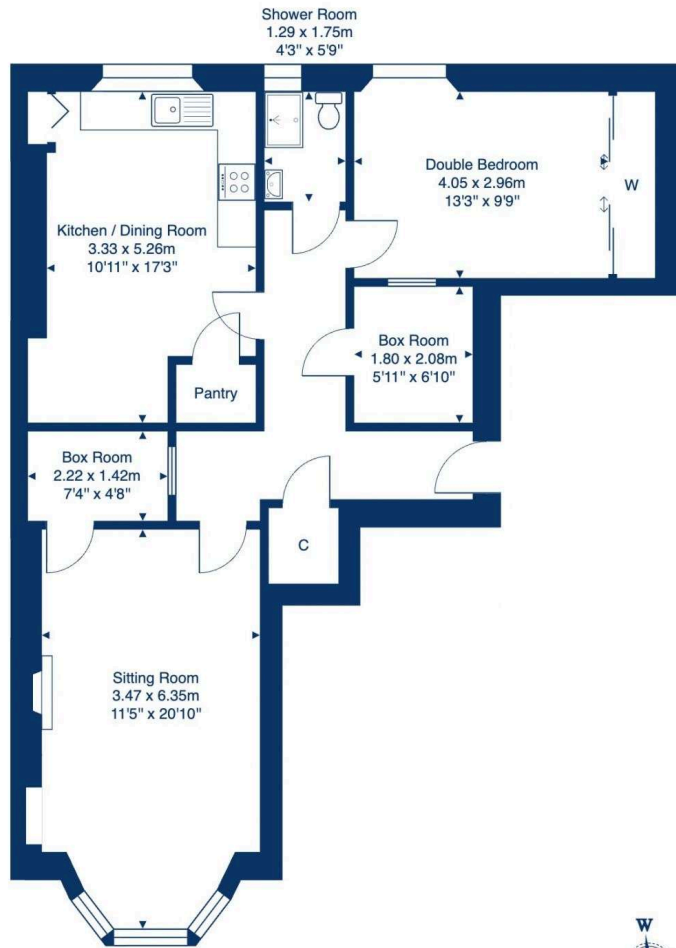
The property lies within the catchment area for the highly regarded Bruntsfield Primary School and Boroughmuir High School.





Floor Plan

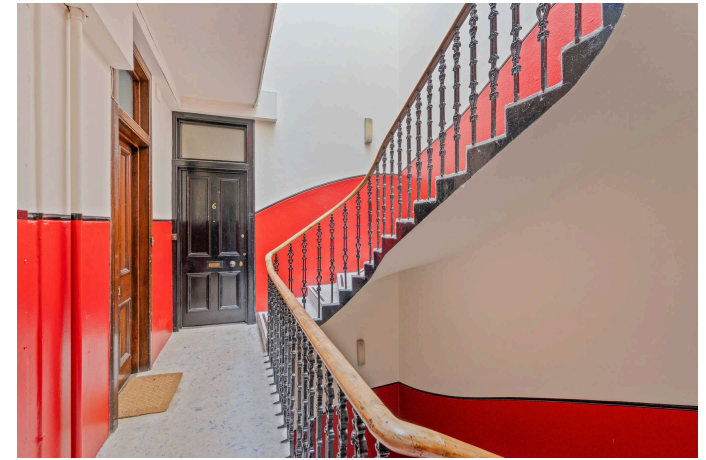
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Second Floor

Total Area: 77.9 m² ... 838 ft²

All measurements are approximate and for display purposes only.





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