



Solicitors & Estate Agents



Offers Over

£185,000

20/2 St Peters Place

Viewforth | Edinburgh | EH3 9PQ

This attractive and bright first-floor flat forms part of a traditional tenement building, ideally situated within the highly sought-after Viewforth district of Edinburgh. The property is conveniently located within easy reach of the city centre and benefits from excellent local amenities in nearby Bruntsfield and Fountainbridge.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal garden
-  On-street Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

Perfectly suited to first-time buyers, couples, or investors, this generously proportioned property has been recently upgraded to include the installation of a brand-new gas central heating system, complete with new pipework, radiators, and a modern combi boiler. In addition, the original floorboards have been carefully restored, sanded, and varnished, enhancing the character and appeal of the home. Access is via a secure entryphone system, with Flat 2 located on the first floor and comprising; welcoming entrance hallway, a bright and spacious lounge with an adjoining galley-style kitchen, a well-proportioned double bedroom with built-in storage, and a bathroom fitted with a three-piece suite and modern shower. Further benefits include double glazed window units.



Extras

The fitted floor covering and light fitting will be included in the sale together with the built-in gas hob, electric oven and hood, fridge and washing machine.

Externally

Situated to the rear of the building is a communal garden and metered and permit parking is available to the front and surrounding streets.

Viewing

By appointment through Neilsons on 0131 625 2222.



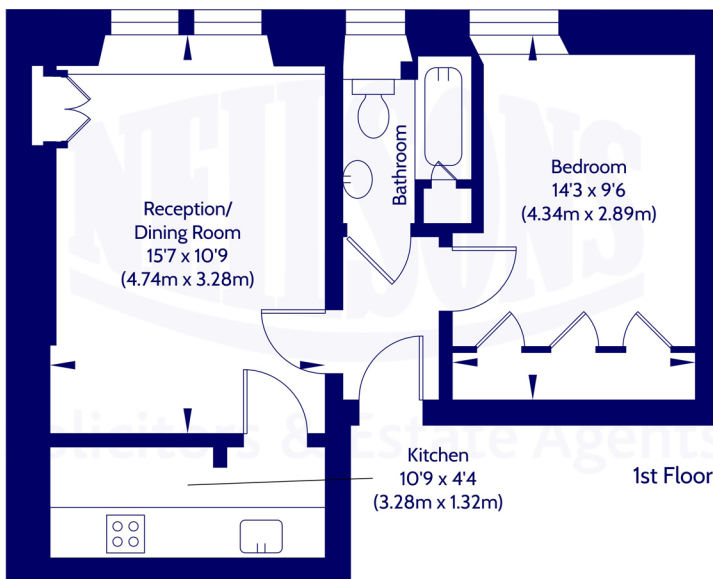


Location

Viewforth lies approximately one mile to the south of Edinburgh City Centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. The property is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows, which has excellent tennis courts, and Bruntsfield Links with a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.



Approx. Gross Internal Floor Area 38 Sq M / 413 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

