

# Viewforth, Edinburgh

## 2 (3F1) ST PETERS BUILDINGS, EDINBURGH EH3 9PG

A generously proportioned two bedroom flat (recently redecorated throughout) with high ceilings, period features, lovely bay-fronted living room set on the third floor of a traditional building on Gilmore Place, within easy reach of the City Centre.

WILSON WARD

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## DESCRIPTION

This well-connected location provides easy access to a wide range of amenities, green spaces, and cultural attractions. The property comprises of:

- Entrance Hall
- Bay-Fronted Living Room
- Separate Kitchen
- Two Double Bedrooms
- Bathroom
- Double-Glazing
- Gas Central Heating
- Shared Rear Garden
- Close to Amenities and City Centre

## LOCATION

Located in the heart of Edinburgh's vibrant Southside, the property occupies a prime city centre position that seamlessly blends city living with a welcoming neighbourhood atmosphere. Just a short stroll from the iconic Meadows and Bruntsfield Links, this area is ideal for those who enjoy outdoor space and recreational activities, while being within easy reach of the city's bustling cultural and social scene. The City Centre, the historic Old Town and the prestigious University of Edinburgh are all within walking distance as are Edinburgh College of Art and Napier University. This area boasts a lively and unrivalled mix of independent shops, trendy cafés, bistros, restaurants and authentic pubs. Bruntsfield and Tollcross districts add to the diverse range of amenities, from boutiques to theatres (the recently refurbished Kings Theatre is minutes away).

Nearby Fountain Park leisure complex has an array of amenities including gym, bowling alley and cinema. Whether you're enjoying a quiet walk through the Meadows or a lovely walk along the leafy Union Canal (which has been tastefully renovated over recent years, to provide a calming escape from city life) or venturing out for an evening of dining and entertainment, the location offers the perfect base for experiencing the very best of Edinburgh. It is no surprise that the location is popular with those who like living in the city but want easy access to open green spaces The area is served by fantastic transport links including regular buses running along Lothian Road providing good links to most of the city, Edinburgh Trams stopping on Princes Street and Shandwick Place (providing direct access to Edinburgh International Airport) and Scotrail services which can be found nearby at Haymarket Station. Schooling is well represented at all levels. (George Watsons College, Bruntsfield Primary and Boroughmuir High School are all nearby).

## EXTRAS

Light fittings, curtains, floor coverings, cooker, fridge freezer and washing machine are included in the sale.

## COUNCIL TAX BAND

Band C

## VIEWING

By Appointment with Agents. Tel: 0131 467 7550

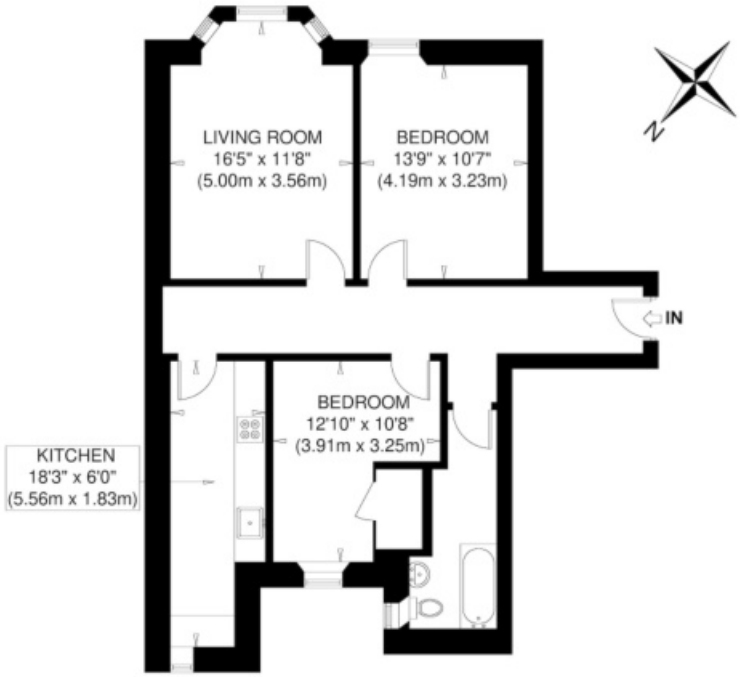













THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 74 SQ M / 796 SQ FT

ST PETERS BUILDINGS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 74 SQ M / 796 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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EPC RATING C

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