

TRUSCOTT
P R O P E R T Y

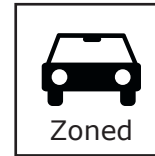
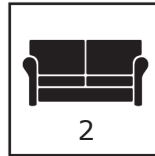
12 (Flat 6) Viewforth Square
Bruntsfield | Edinburgh | EH10 4LW



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Offers Over £399,000



104.8 m²
1128 ft²
Approx GIA



12 (Flat 6) Viewforth Square is a beautifully renovated 3-bedroom second-floor flat quietly located in one of Edinburgh's most desirable and sought-after areas. The immaculate property enjoys lovely views, a marvellous modern kitchen/dining room and separate sitting room.

The flexible accommodation comprises – welcoming hall with two cupboards and a large box room off; spacious sitting room with fireplace, ornate cornicing, and window seat at the twin windows; modern kitchen/dining room fitted with floor and wall mounted units, a large store and utility off; double bedroom 1 with extensive built-in wardrobes; double bedroom 2 also with built-in wardrobes; double bedroom 3/study situated off double bedroom 1; and luxury shower room.

Parking

There is zoned residents' parking on Viewforth Square and surrounding streets.

Garden

There is a large mature, well-maintained shared garden to the rear.

Fixtures & Fittings

All blinds and the integrated kitchen appliances (gas hob, oven, fridge, freezer, and dishwasher) are included in the sale price.

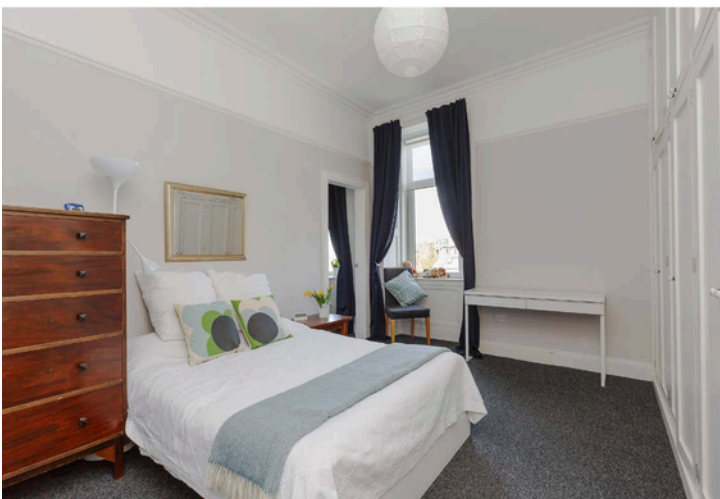
No guarantees can be given in respect to foregoing appliances/equipment.

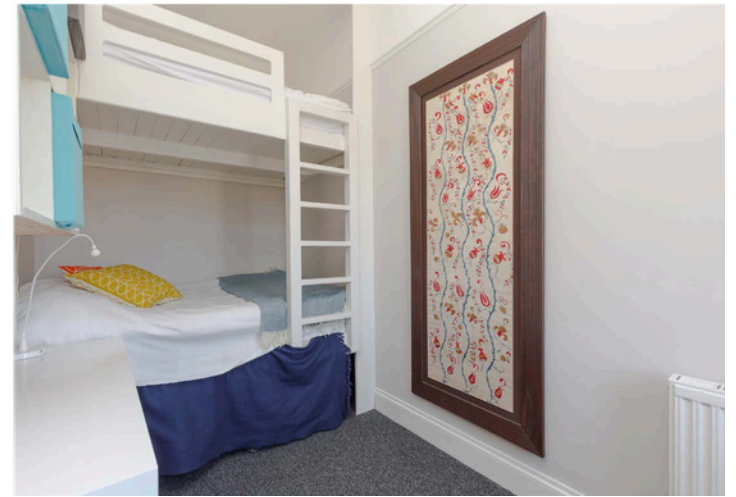
Services

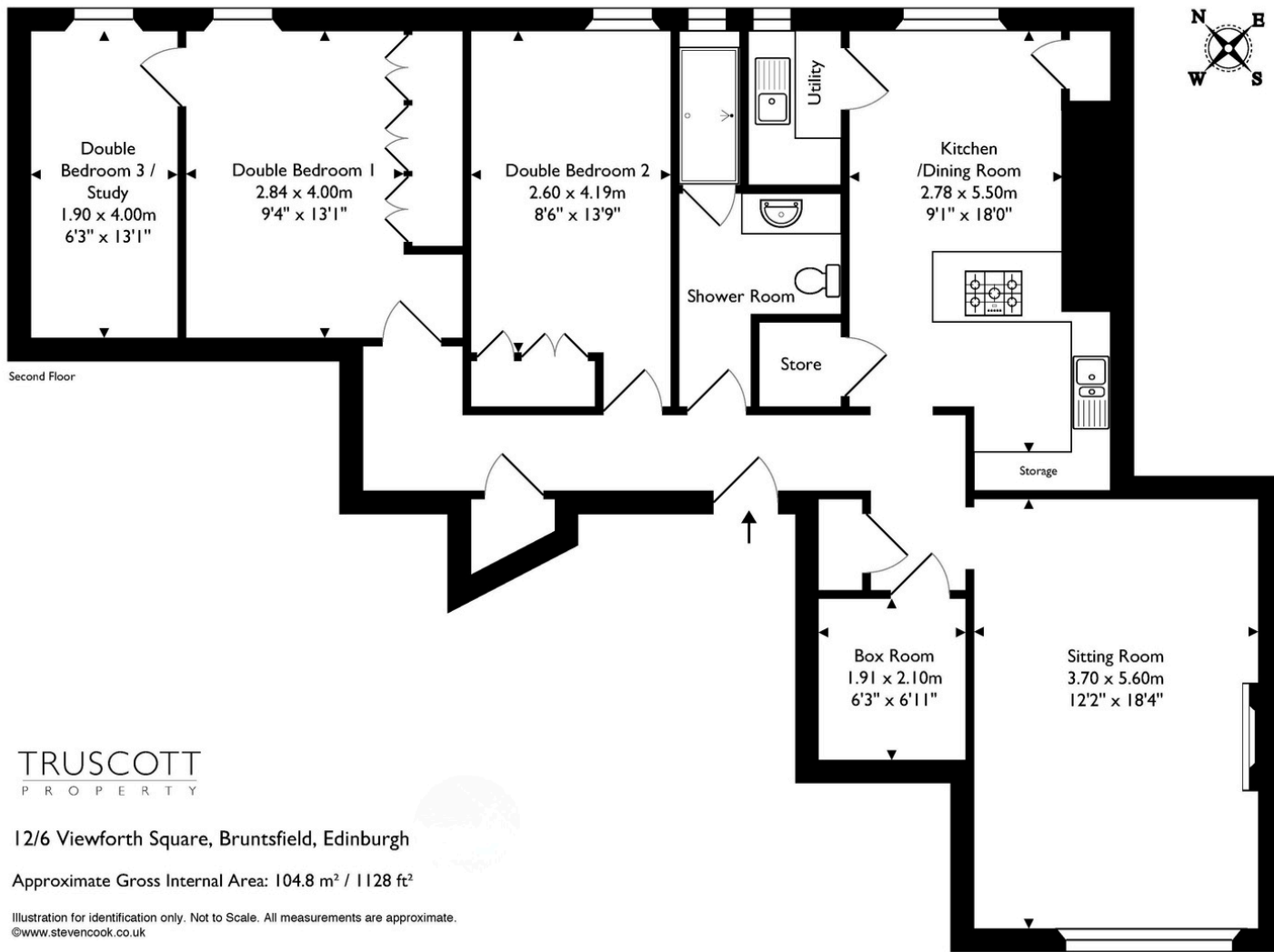
The property benefits from gas central heating and partial double glazing.

Viewing

Viewings by appointment only with Truscott Property.







TRUSCOTT
PROPERTY

12/6 Viewforth Square, Bruntsfield, Edinburgh

Approximate Gross Internal Area: 104.8 m² / 1128 ft²

Illustration for identification only. Not to Scale. All measurements are approximate.
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TRUSCOTT
PROPERTY

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