



6/5 Viewforth Terrace

Bruntsfield, Edinburgh, EH10 4LH



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Desirable one bed top floor flat with spacious accommodation in popular Bruntsfield

- Sitting room
- Kitchen/dining room
- Double bedroom
- Large box room
- Bathroom
- Bright & well proportioned
- Secure entryphone system
- Excellent location close to amenities
- Communal rear garden
- Gas central heating & partial double glazing

Offers Over:

£330,000



Further information can be found in the home report.



About the Property

This appealing one-bedroom top floor flat occupies a desirable position within the popular Viewforth area of Edinburgh.

Offering well-proportioned accommodation, the property would make an excellent first-time purchase or buy-to-let investment. The accommodation comprises a welcoming entrance hallway, spacious sitting room featuring an attractive bay window, well-appointed kitchen/dining room, generous double bedroom and bathroom with three-piece suite. An exceptionally large box room provides excellent home working space or guest room. The property benefits from an active staircase who are keen to organize communal repairs when required. A refurbishment of the roof & cupola took place approx. 10 years ago.

Extras

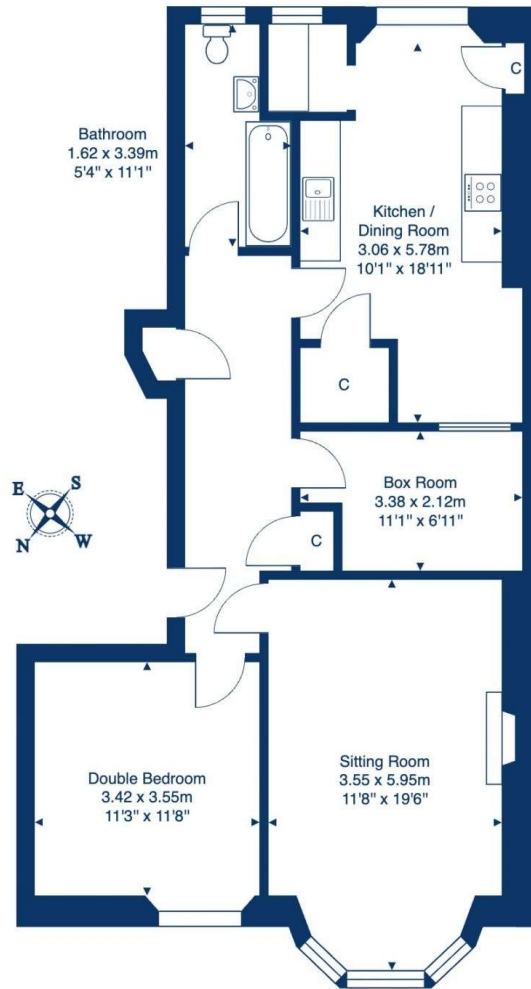
To include all fitted floor coverings, carpets, curtain poles, oven, hob, extractor hood, fridge, freezer, washing machine & dishwasher. The bedroom wardrobe can be included if desired. Please note only the front door curtains are included.





Floor Plan

6/5 Viewforth Terrace, Edinburgh, EH10 4LH



Third Floor

Total Area: 76.4 m² ... 822 ft²

All measurements are approximate and for display purposes only.

Location

The highly desirable area of Bruntsfield lies approximately one mile to the south of Edinburgh's city centre and is considered one of Edinburgh's most sought-after suburbs. Bruntsfield along with neighbouring Morningside offers an excellent array of amenities including fashionable bars, popular restaurants, banks, fine dining, convenience stores and speciality shops. For larger shopping requirements there are nearby Waitrose store and an M&S Food in Morningside. Recreational spaces in the area include the delightful Meadows which has excellent tennis courts and a large children's play park and Bruntsfield Links which has a pitch and putt area. Edinburgh city centre is within easy walking distance and there is also a good range of bus services, whilst the city bypass is a short drive away and provides good links to the Scottish motorway network and Edinburgh International Airport. Bruntsfield offers highly regarded state schooling at both primary and secondary level along with excellent private schooling, it is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.





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