

COULTERS[©]

WELCOME TO:

VIEWFORTH SQUARE

5 PF1 Viewforth Square, Viewforth, Edinburgh, EH10 4LP



VIEWFORTH SQUARE AT A GLANCE:



Sought-after
Viewforth location



Apartment with
period details



Stylish kitchen and
bathroom



Enclosed shared rear
garden



Minutes from
Bruntsfield Links



Exceptional dining
and retail choices

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Situated in the desirable Viewforth neighborhood, minutes from Bruntsfield, this is a charming light-filled two-bedroom apartment with a shared rear garden. On the ground floor of a traditional sandstone tenement overlooking a leafy square, it boasts fine period details including original fireplaces, wooden flooring, and sash and case windows. With an array of leisure and retail options nearby this represents a wonderful opportunity for a professional, couple, or investor.

- Bright living room with a leafy outlook and period details that include twin sash and case windows, intricate cornicing, wooden flooring, an Edinburgh press, a focal oak fireplace, and a storage cupboard.
- Attractive kitchen with white brick effect splashback, oak effect worktops, a gas hob, extractor hood, and oven. Breakfasting space for two.
- Light-filled principal double bedroom overlooking the rear gardens.
- Second double bedroom to the rear with an eye-catching black mantelpiece and open fire.
- Bathroom with LED mirror, hidden cistern WC, washbasin built into wall-hung vanity, and a shower over bath set against grey porcelain wall and floor tiles.
- Enclosed shared rear garden mainly laid to lawn.
- Gas central heating throughout.
- Secure entry system.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Situated near the open green spaces of Bruntsfield Links and the Meadows and just over one mile to the south of Edinburgh's City Centre, Viewforth offers the best in City living. Nearby stylish bars, tempting eateries, and delightful cafés include Chop House and Café Grande. These sit alongside independent boutiques, specialist shops, and mouth-watering delicatessens like Rosie Brown Jewellery or 181 Delicatessen.

Excellent recreational opportunities such as tennis courts, cycle and walkways at the Meadows and Bruntsfield Links provide healthy leisure time. Fountain Park has a Nuffield Health Fitness and Wellbeing Gym with a swimming pool, fitness classes, and a spa along with a multi-plex Cineworld Cinema and popular restaurants. A range of supermarkets including Waitrose and Marks and

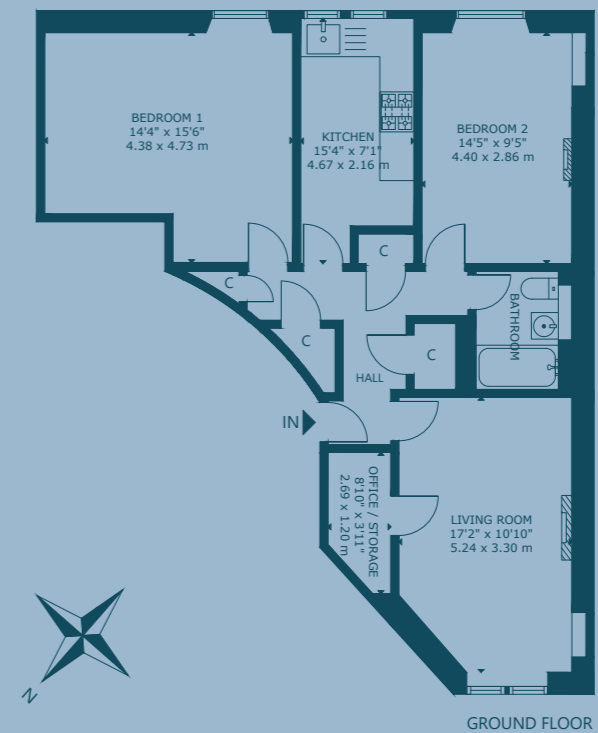
Spencer Simply Food are within easy reach at nearby Morningside, which also boasts the family-owned Dominion Cinema and Church Hill Theatre.

Well-regarded local schooling includes Bruntsfield Primary School and Boroughmuir High School with private choices such as George Watson's College nearby. The property is ideally situated for Edinburgh College of Art, Napier, and Edinburgh Universities, and well-placed for the Financial District and Haymarket with rail and tram links.

Edinburgh's City Centre is reached quickly by regular bus services and the City Bypass connecting to the main motorway networks and Edinburgh International Airport is only a short drive.



FLOOR PLAN:



5 PF1 Viewforth Square, Viewforth, Edinburgh, EH10 4LP

Approx. Gross Internal Area

840 Sq Ft - 80 Sq M

For identification only. Not to scale.

© Nest Marketing

COULTERS[©]

WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

