

COULTERS<sup>®</sup>

WELCOME TO:

# VIEWFORTH SQUARE

10/5 Viewforth Square, Viewforth, Edinburgh, EH10 4LW

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## VIEWFORTH SQUARE AT A GLANCE:



Sought-after  
Viewforth location



Traditional  
apartment



Bright and spacious  
accommodation



Minutes from  
The Meadows



Well-kept enclosed  
shared rear garden



Exceptional  
amenities

## EXTRAS:

The blinds, light fittings (excluding the lampshade in the living room), carpets, fitted floor coverings and all white goods are included in the sale. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Situated in Edinburgh's sought-after Viewforth, this is a bright and classically proportioned apartment. Located on the second floor of a sandstone tenement it enjoys an east and west-facing aspect along with fine period details such as exquisite cornicing and high ceilings. In turn-key condition and minutes from Bruntsfield Links, the Meadows, and superb dining, leisure, and retail choices, it will appeal to an array of buyers looking to establish a home in this vibrant neighbourhood.

- Elegant living room with twin sash and case windows overlooking Viewforth Square. Fine period details include a shelved Edinburgh press, wooden flooring, exquisite cornicing and ceiling rose, and a focal mantle.
- Generous and bright dining kitchen with shaker-style wall and floor units, splashback, black worktops, and integrated appliances including a stainless-steel gas hob, oven, and extractor hood. Benefits from an adjoining utility room, hardwood flooring, and a dining alcove with pendant lighting.
- Light-filled principal double bedroom with a front aspect over Viewforth Square. Featuring a striking focal fireplace with carpeting and wall finishes presented in a soft neutral.
- Second good-sized carpeted double bedroom to the rear.
- Bathroom with a chrome towel radiator, WC, washbasin, and wall-mounted shower over bath.
- Well-kept enclosed shared rear garden mainly laid to lawn.
- Gas central heating throughout.
- On-street (permit) parking.





## LOCATION, LOCATION, LOCATION:

Perfectly 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. Neighbouring Bruntsfield has everything you could need for a vibrant cosmopolitan lifestyle. Stylish bars, tempting eateries, and delightful cafés bustle with customers and include Chop House, Café Grande, Black Ivy, and Thai Lemongrass.

These sit alongside independent boutiques, specialist shops, and mouth-watering delicatessens. Recreational opportunities are excellent, in addition to the pitch and putt, tennis courts, cycle and walkways at the Meadows and Bruntsfield Links, nearby Fountain Park has a Nuffield Health and Fitness

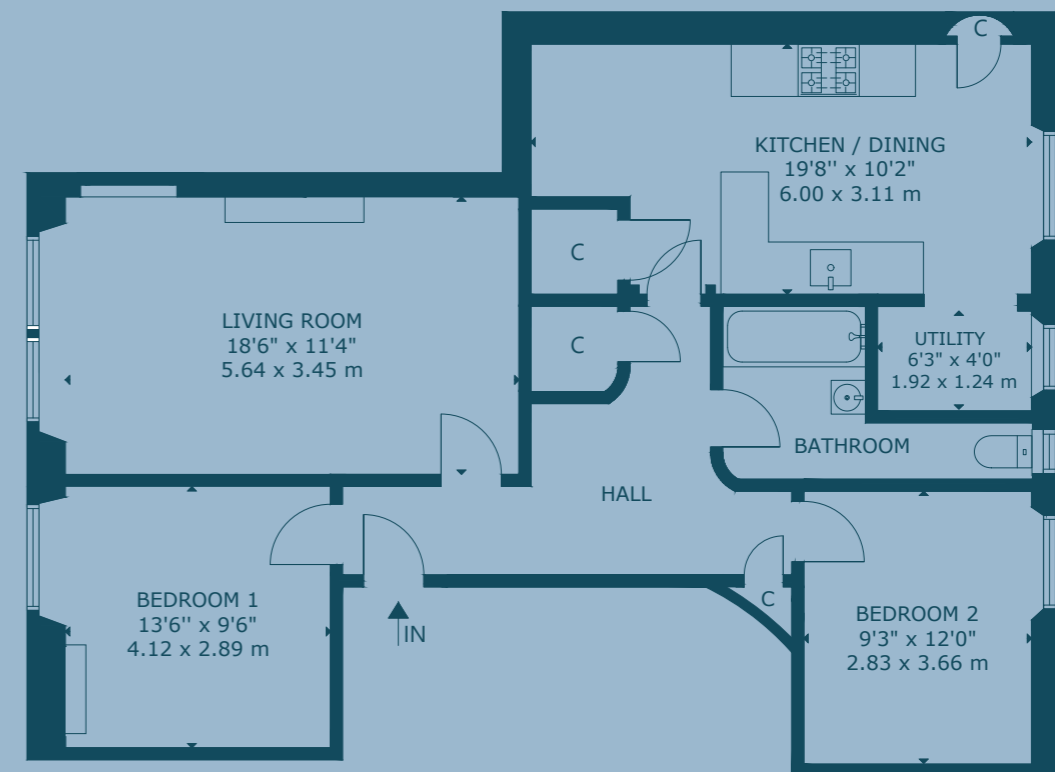
Wellbeing Gym. A range of supermarkets including Waitrose, Marks and Spencer Simply Food, and Tesco Express, are within easy reach at nearby Morningside.

Local schooling includes Bruntsfield Primary School and Boroughmuir High School with Edinburgh private options such as George Watson's College within easy reach. 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 you to the main motorway networks and Edinburgh International Airport is only a short drive.



## FLOOR PLAN:



SECOND FLOOR

10/5 Viewforth Square, Viewforth, Edinburgh, EH10 4LW

Approx. Gross Internal Area

915 Sq Ft - 85 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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