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WELCOME TO:

# VIEWFORTH SQUARE

9/5 Viewforth Square, Viewforth, Edinburgh, EH10 4LP



## VIEWFORTH SQUARE AT A GLANCE:



Sought-after  
Viewforth location



Traditional  
apartment



Bright bay-windowed  
living room



Minutes from  
The Meadows



Shared  
rear garden



Exceptional dining  
and leisure choices

## EXTRAS:

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



## A LITTLE BIT ABOUT THE PROPERTY:

Located in a leafy square in Edinburgh's Viewforth, this is a well-presented one-bedroom apartment with a shared rear garden. Forming the second floor of a traditional sandstone tenement it enjoys wonderful views to both the front and the rear as well as boasting fine period details. Its fantastic location minutes from The Meadows, Bruntsfield Links and all the fashionable boutiques, bustling bars, and restaurants that surround them.

- Impressive bay-windowed living room with views over Viewforth Square. Flooded with natural light it features high ceilings, an exquisite ceiling rose, intricate cornicing, Edinburgh press, generous built-in cupboard, and a focal mantelpiece with open cast iron fire boasting decorative tiling.
- Functional kitchen with ample room for dining and boasting a delightful outlook over the shared rear gardens. Wall and floor units and worktops sit alongside a built-in cupboard and freestanding appliances.
- Principal double bedroom overlooking the front of the property and featuring an original mantelpiece.
- Bathroom with three-piece white suite including WC, washbasin, and bath with wall-mounted shower.
- Shared rear garden mainly laid to lawn.
- Gas central heating and original single glazed sash and case throughout.
- Secure entry system.
- 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. 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 delicatessens like Rosie Brown Jewellery, 181 Delicatessen, and Biscuit Clothing.

Recreational opportunities are excellent, tennis courts, cycle and walkways at the Meadows and Bruntsfield Links. Nearby Fountain Park has a Nuffield Health Fitness and Wellbeing Gym with a swimming pool, fitness classes, and a

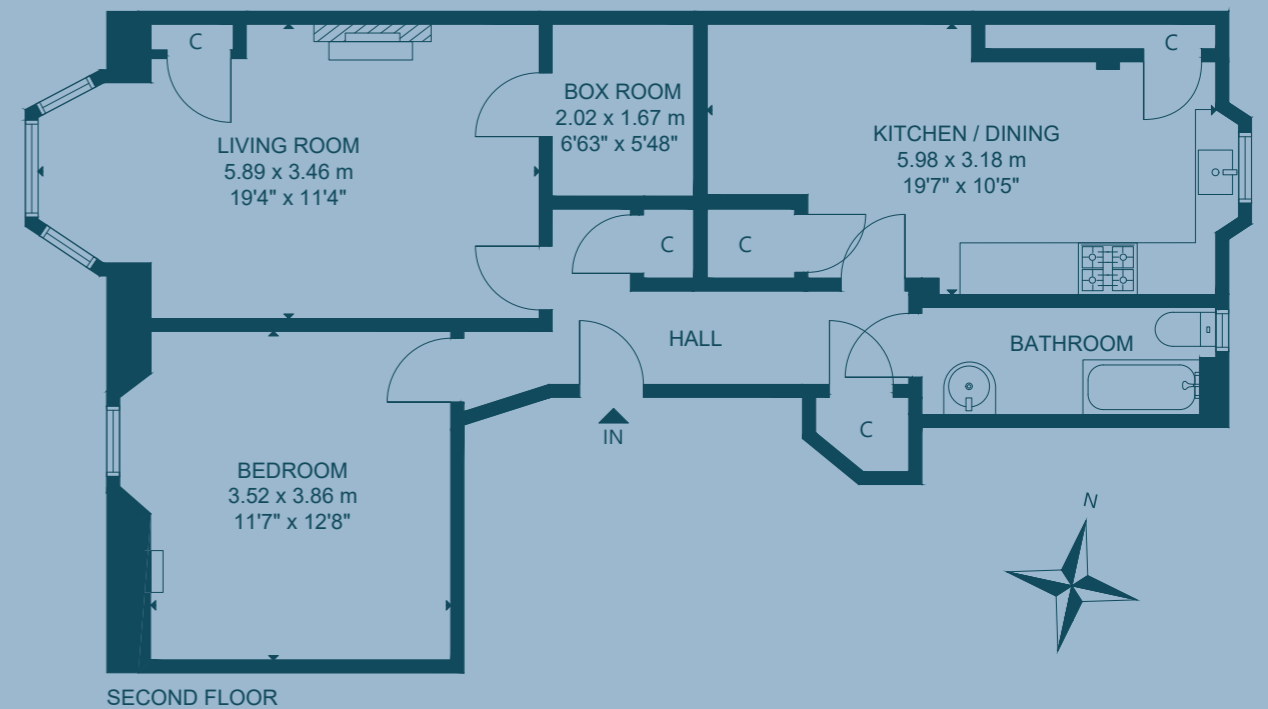
spa along with a multi-plex Cineworld Cinema and popular restaurants such as Five Guys. A range of supermarkets including Waitrose, Marks and Spencer Simply Food, and Tesco Metro, are within easy reach at nearby Morningside, which also boasts the family-owned Dominion Cinema and Church Hill Theatre.

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:



9/5 Viewforth Square, Viewforth, Edinburgh, EH10 4LP

Approx. Gross Internal Area

762 Sq Ft - 71 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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