



Solicitors & Estate Agents










Offers Over

**£315,000**

## 47 1F3 Viewforth

Bruntsfield | Edinburgh | EH10 4LA

A superb opportunity has arisen to acquire this traditional first floor two bedroom flat situated within the heart of the sought-after and very cosmopolitan area of Bruntsfield. Close to excellent amenities and commuting links, this property will undoubtedly appeal to professionals and investors.

-  2 beds
-  1 public
-  2 bathrooms
-  Shared Garden
-  Permit and metered parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is in true walk-in condition while briefly comprising of; welcoming entrance hallway with good storage provisions, bright and airy lounge/diner with a bay window, gas fireplace, Edinburgh press cupboard and beautiful cornicing, fully-fitted kitchen with a range of integrated and freestanding white goods as well as tiling in splash areas while being styled with wooden units and a dark coloured worktop, principle double bedroom with a cupboard housing the boiler which was fitted in 2018 with a 10 year guarantee, recently renovated ensuite shower room with, partial-tiling, corner cubicle and separate sink, second sizeable double bedroom with a storage cupboard and a leafy outlook over the shared garden, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from a secure door entry system, gas central heating and single glazed sash and case windows.

The property is factored by Lowther Homes and fees are paid quarterly at approximately £57.



## Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

There is a well-maintained communal garden located to rear for residents to enjoy while there is metered and permit parking available within the area.

## Viewing

By appointment through Neilsons 0131 625 2222.

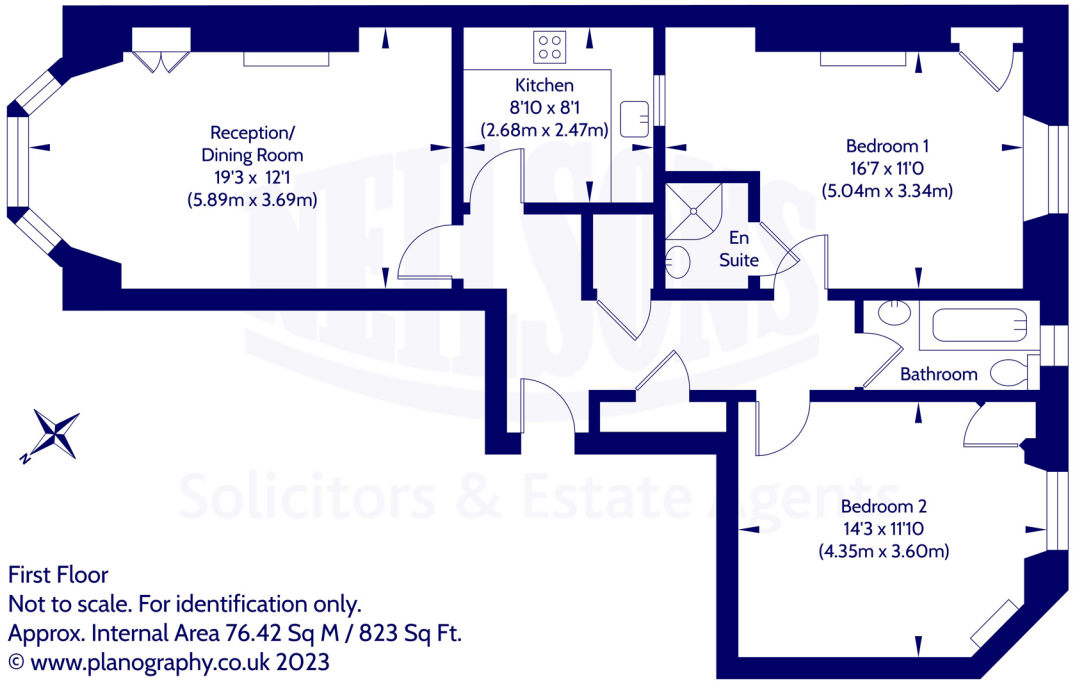




## Location

Viewforth is in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





## First Floor

Not to scale. For identification only.

Approx. Internal Area 76.42 Sq M / 823 Sq Ft.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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