



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**10 ST. PETER'S PLACE, VIEWFORTH**

Edinburgh, EH3 9PH



Enjoying a desirable central address, this charming main-door duplex flat lies on the lower levels of a classic tenement offering its residents access to a large communal garden. Boasting a sought-after canal front position this property is sure to appeal to first time-buyers and investors alike. The thoughtfully presented interiors comprise an entrance vestibule through to a southwest-facing living room, a large breakfasting kitchen with a utility room, two rear-facing bedrooms overlooking the canal, and a newly refurbished shower room. The property benefits from an internal hallway with a bespoke full wall bookcase and a large storage cupboard. Further storage is available in a substantial loft space. This prime location (with controlled on-street parking) lies close to beautiful green spaces, including Bruntsfield Links and the Meadows, and benefits from superb local shopping and entertainment options. Extras: All fitted floor and window coverings and light fittings are included.

## FEATURES

- Desirable city centre location
- Characterful and stylish interiors
- Main-door duplex flat (ground and lower-ground levels)
- Entrance vestibule and internal hall with storage
- Southwest-facing living room with window shutters
- Spacious breakfasting kitchen with a utility room
- One rear-facing double bedroom with storage
- Second bedroom with double mezzanine bed
- Shower room with a rainfall shower
- Shared access to a rear garden
- Controlled on-street parking (Zone 8)
- Gas central heating and double glazing







"A SPACIOUS MAIN-DOOR CITY HOME, SET OVER TWO LEVELS AND BEAUTIFULLY PRESENTED IN A STYLISH COLOUR PALETTE."





EPC RATING:



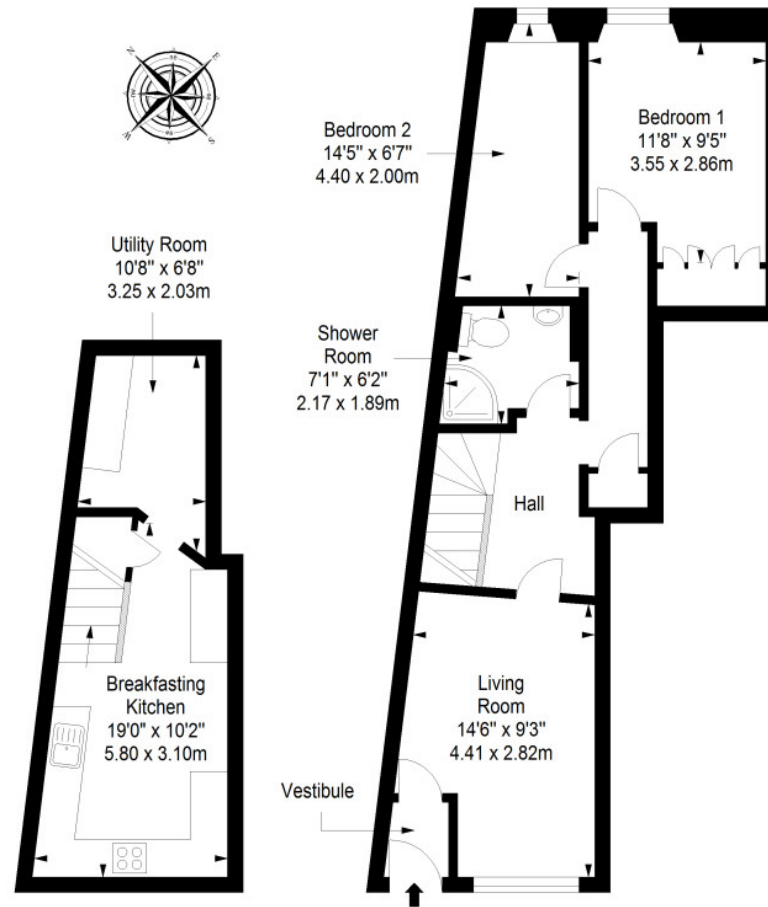
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Lower Ground Floor  
Approx. 20.8 sq. metres (223.9 sq. feet)

Ground Floor  
Approx. 49.4 sq. metres (531.7 sq. feet)



Total area: approx. 70.2 sq. metres (755.6 sq. feet)



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## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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