

BRUNTSFIELD

21/10 VIEWFORTH TERRACE
EH10 4LJ



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EPC RATING: E

OFFERS OVER £290,000

PROPERTY DESCRIPTION

- 'L' shaped hallway with two handy storage cupboards
- Bright sunny west facing lounge with twin windows with panoramic views over to the hills and the Firth of Forth, book shelving and gas coal effect feature fire
- Spacious kitchen/dining room with wide range of wood shaker style units & appliances, a pulley, loads of room for a large dining table and also space for a study area in the recess or a sofa
- Large double bedroom with fitted mirrored wardrobes
- Good sized boxroom with cupola above, currently used as a spare bedroom with freestanding wardrobe but could equally be a study for working from home
- Contemporary bathroom with bath with electric shower over, vanity sink unit, wc & mirrored fitted storage unit
- Gas central heating from Worcester combi boiler (annually serviced) & double glazed windows
- A wealth of period features including stripped doors & floors, cornicing and plantation shutters
- Well maintained communal stair with Victorian tiling – roof maintenance carried out last year
- Gorgeous garden with areas to sit out and enjoy the sun
- Residents' permit parking on the street



VIEWING

By Appointment pls call

Jardine Phillips

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BEAUTIFULLY PRESENTED ONE BED PLUS LARGE BOXROOM TOP FLOOR FLAT WITH AMAZING ROOFTOP VIEWS

Set at the top of this traditional building with outstanding views of the city, this wonderful property would make an ideal home for first time buyers or young professionals with its large entertaining kitchen and boxroom which could be a perfect study or guest room. Could also be used as a two bedroom with a lounge/kitchen/dining room. Located a few minutes' walk from the buzzing centre of Bruntsfield with its trendy coffee shops, bars & independent retailers and an easy walk along the canal into the city centre.

AREA

Bruntsfield is a very popular area in the south of the city which offers an excellent range of supermarkets (including Tesco & Sainsbury) and a wide array of independent retailers, coffee shops, bars & restaurants. Walking distance to Morningside with further supermarkets (including Waitrose and M&S) and speciality food stores. Local schooling is excellent and the property is in the catchment for Bruntsfield & St Peters Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities a short distance away, including a library, the very popular independent Dominion Cinema, Church Hill Theatre & Kings Theatre, together with a range of gyms/leisure facilities a few minutes' walk away at Fountainpark. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows and the Union Canal. Walking distance into the city

centre together with numerous bus services both into and out of town. Easy access to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer & freestanding Bosch washing machine are included in the sale, together with the wardrobes in the bedroom & boxroom.

HOME REPORT VALUATION

£300,000

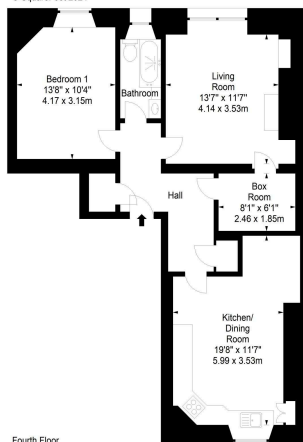


Living room	13'7 x 11'7 (4.14 x 3.53m)
Kitchen/dining room	19'8 x 11'7 (5.99 x 3.53m)
Bedroom 1	13'8 x 10'4 (4.17 x 3.15m)
Boxroom	8'1 x 6'1 (2.46 x 1.85m)

Viewforth Terrace,
Edinburgh,
Midlothian, EH10 4LJ



Approx. Gross Internal Area
801 Sq Ft - 74.41 Sq M
For identification only. Not to scale.
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Fourth Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

