



## 3/9 Viewforth Square, Edinburgh, EH10 4LP

### Description

Immaculately presented and well appointed two bedroom fourth floor flat forming part of a Victorian stone tenement situated in the exclusive Bruntsfield area, slightly south of the City Centre. The property has been upgraded to a high specification and is in pristine condition with a modern fitted kitchen, luxury Jack and Jill shower room and with modern stylish décor with a neutral colour scheme. It still retains many period features including corning, ceiling roses and high ceilings. Given the central location, it is likely to appeal to both young professionals, families and as an investment property. It is also well placed for Edinburgh and Napier Universities. It also has gas central heating with a modern combi boiler.

The accommodation comprises:

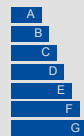
- Entrance hall with two storage cupboards
- Spacious bay windowed sitting room with feature cast iron fireplace with decorative hearth and surround, two open shelved presses, ceiling rose and decorative corning
- Well equipped kitchen which is newly fitted and unused with a range of shaker style units with marble style worktops with inset sink and metro tiled splash back. The appliances include an induction hob with extractor hood, electric fan oven and fridge freezer
- Two good sized double bedrooms, the larger of which has built-in storage
- Modern luxurious Jack and Jill shower room with large shower enclosure, wash basin with vanity unit, WC and heated towel rail



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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- There is a utility area off which is plumbed for the washing machine and also houses the gas central heating boiler

### Outside and gardens

There is a pleasantly landscaped and well tended large shared garden to the rear of the tenement. It is mostly laid to lawn and has a clothes lines for drying clothes.

### Location

The property is situated in the prime residential area of Bruntsfield, on the south side of the City Centre and close to The Meadows. The local area offers residents a wide range of shops, cafes, restaurants and other amenities. Further shopping including a Waitrose and M&S Food is available in neighbouring Morningside. The City Centre is readily accessible by foot or via regular public transport services. It is conveniently placed for Edinburgh University and Napier University. The property also benefits from being within the catchment area of highly regarded local primary and secondary schools. Leisure and recreational facilities such as the Royal Commonwealth Pool, Bruntsfield Links, Cameo Picturehouse, Dominion Cinema and King's Theatre are only a short distance away.

### Extras

The fixed floor coverings, light fittings, blinds and kitchen appliances are included in the sale.

### Council tax

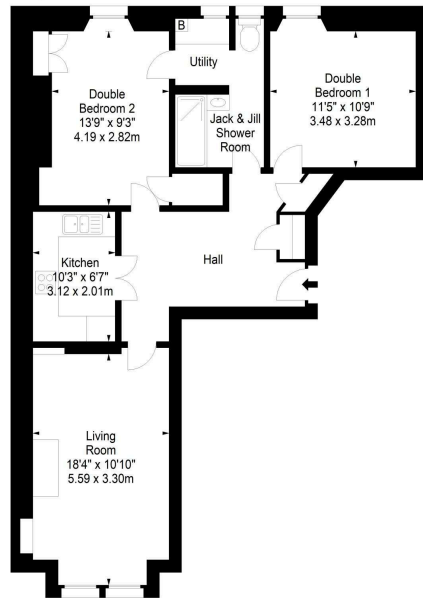
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



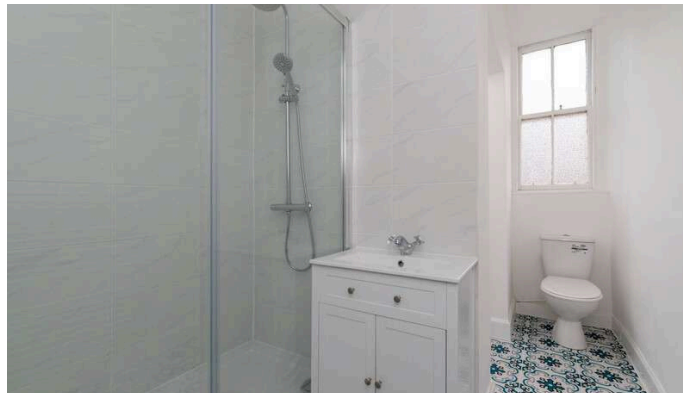
Viewforth Square,  
Edinburgh,  
Midlothian, EH10 4LP



Approx. Gross Internal Area  
812 Sq Ft - 75.43 Sq M  
For identification only. Not to scale.  
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Fourth Floor



**DMD** SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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