



23/12 Forbes Road
Edinburgh, EH10 4EG



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23/12

Forbes Road

Early viewing is highly recommended of this immaculately presented 1 bedroom and boxroom top floor flat within the popular Bruntsfield area or Edinburgh.

- 1 bedroomed and boxroom top floor flat
- Stunning view of Arthur's seat
- In move in condition
- Gas central heating and double glazing
- Communal side and rear gardens
- Secure entryphone system
- Lounge
- Breakfasting kitchen
- Bedroom
- Boxroom
- Bathroom

Home Report: £310,000

EPC Rating: D

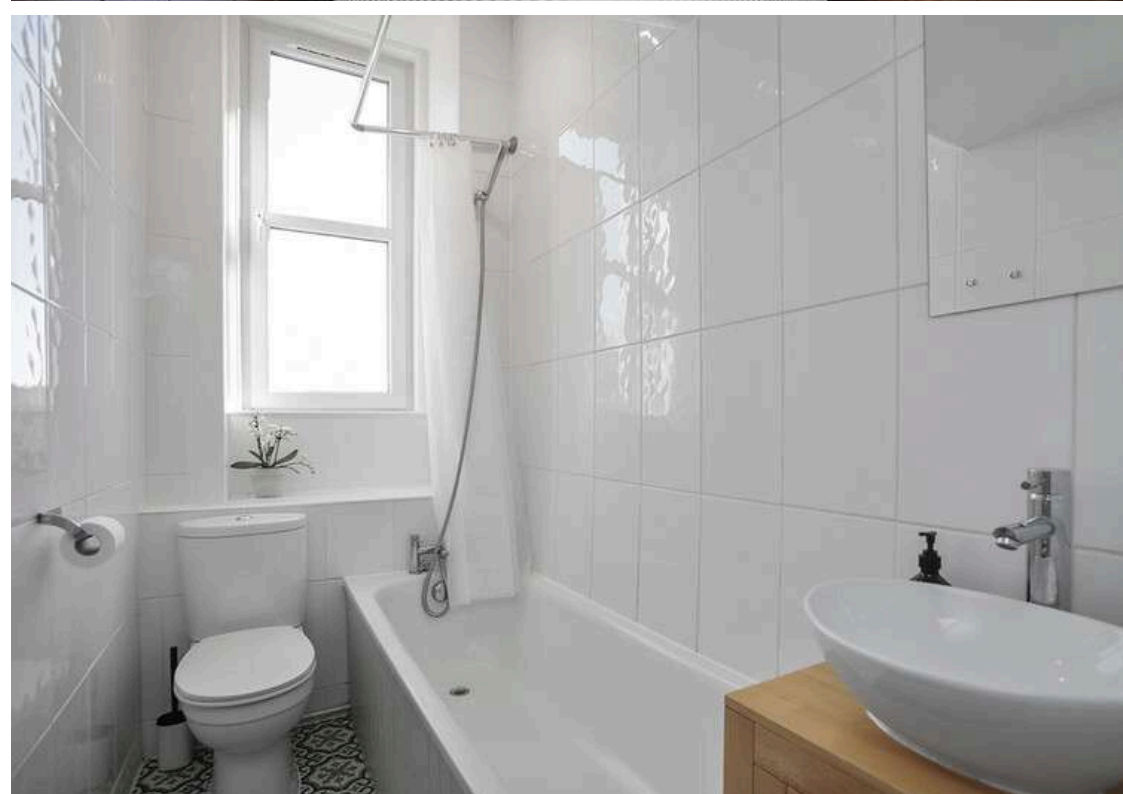


The flat is entered via a shared stairwell with secure entryphone system and opens to a spacious entrance hall with two large storage cupboards and all rooms off. A bright double windowed lounge offering a gas stove and spectacular views of Arthur's seat. The breakfasting kitchen also benefits from the view and features wall and base units, electric oven, gas hob and fridge all to be included with the sale. The spacious bedroom has ample storage space with large built in wardrobes and cupboards. A multipurpose boxroom/study with skylight can be found off the hall and a tiled bathroom with 3-piece suite completes this property.

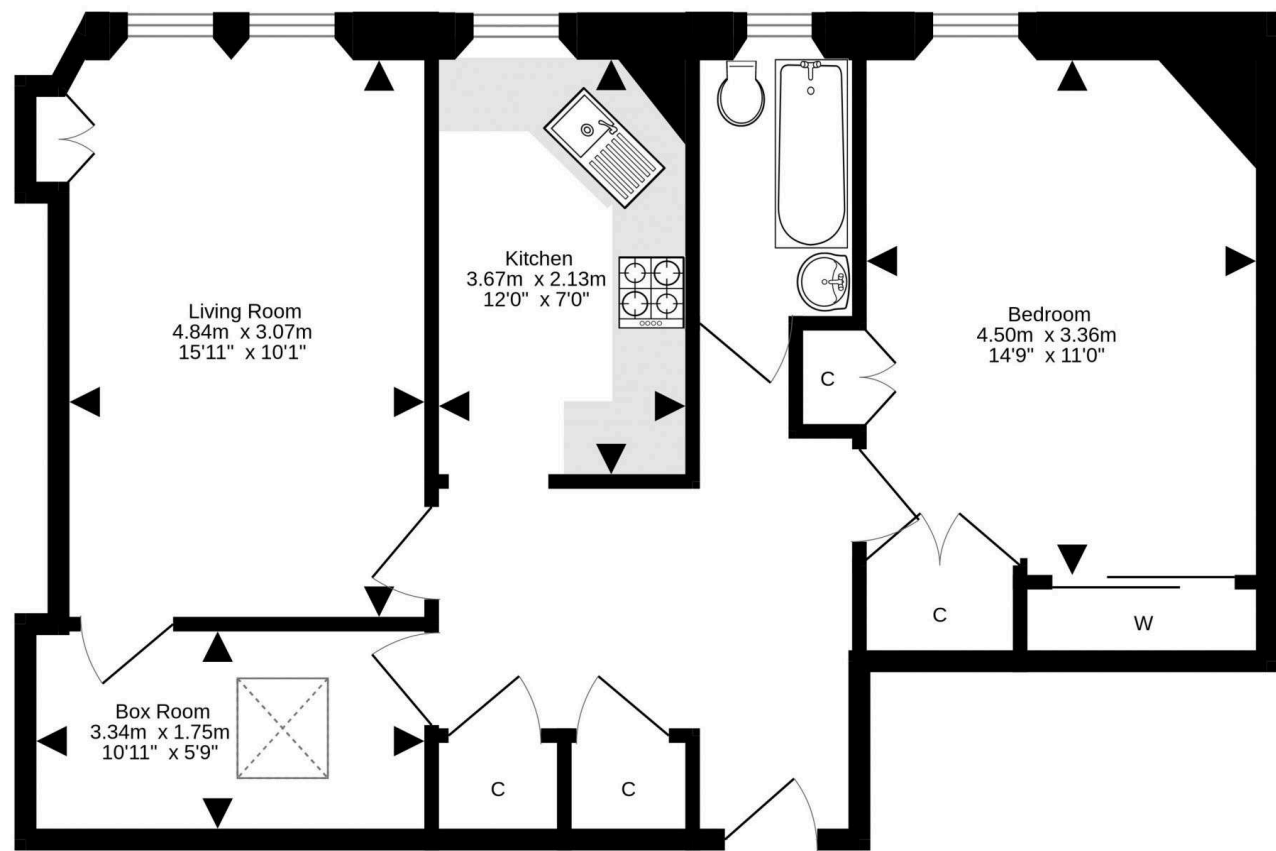
The property boasts period features, spectacular views, gas central heating and double glazing. There is a shared garden to the side and rear of the building featuring lawn, well established large flower beds and an allotment style growing area.

Extras - To include the aforementioned white goods, freezer, blinds and shutters.





Situated just southwest of the city centre, Bruntsfield is one of Edinburgh's most sought-after suburbs. Bruntsfield and neighbouring Morningside offer coffee shops, bistros, and fine dining restaurants, bars, and traditional pubs. Residents also have their pick of arthouse cinemas, theatres, and galleries. The everyday amenities on Bruntsfield Place are supplemented with a Waitrose store and an M&S Food in Morningside. For fitness enthusiasts, there are several gyms and studios nearby, including 24-hour facilities at nearby Quatermile. Bruntsfield Links and The Meadows practically on the doorstep. Arthur's Seat and Salisbury Crags are also nearby. The area is well served by public transport and benefits from extensive walkways and cycle paths. In addition, its southerly setting affords easy access to Edinburgh City Bypass and the M8/M9 motorway network. Bruntsfield is ideally situated for access to Edinburgh Napier University, The University of Edinburgh, and Edinburgh College of Art.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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