



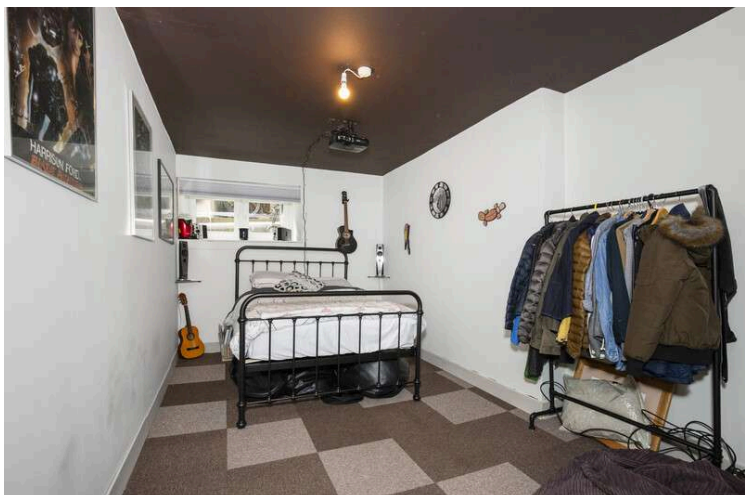
126 Viewforth, Edinburgh, EH10 4LN

www.mcdougallmcqueen.co.uk



Rarely available this fabulous six bedroom main door and garden flat is arranged over two floors with a mezzanine level offering flexible and well-proportioned accommodation. Forming part of a traditional tenement the property has undergone rewiring, replumbing and a damp proof course by the current owners. There is a private garden to the front with a shared drying green to the rear. The property is ideally located in the sought-after Viewforth area of Edinburgh close to many local amenities and highly regarded schooling. Presented to the market in good order throughout, we would recommend an early viewng.

- Ground Floor
- Entrance vestibule.
- Reception hallway with utility storage.
- Front facing bay windowed living room.
- Dining kitchen equipped with a range of wall and base units, useful pantry and window seat.
- Double bedroom front facing with working shutters.
- Lower level
- Two double bedrooms
- Generous shower room.
- storage cupboard housing the boiler and meters.
- Mezzanine level
- Three double bedrooms.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Private garden to the front, shared drying green to the rear. Access via No 24.
- Permit and metered parking.



Location

Viewforth is located in the popular residential area of Merchiston, lying southwest of the City Centre. Holy Corner and Bruntsfield Place provide a wide variety of boutique shops, restaurants and cafes to cater for everyday needs with more extensive facilities including a Waitrose at Morningside. For recreational activities, Harrison Park and the Union Canal, the green open spaces of the Bruntsfield Links & the Meadows, are all within walking distance from the property, as well as Craiglockhart Sports Centre and Craiglockhart Hill. Fountain Park Leisure complex is nearby and has a Nuffield Health Club, bowling alley, multiplex cinema, bars and restaurants. The property is conveniently located for various highly regarded schools in both the public and private sector as well as Edinburgh and Napier Universities. Regular buses operate to and from the city centre from Bruntsfield Place and Haymarket Train Station and the City Bypass are also easily accessible

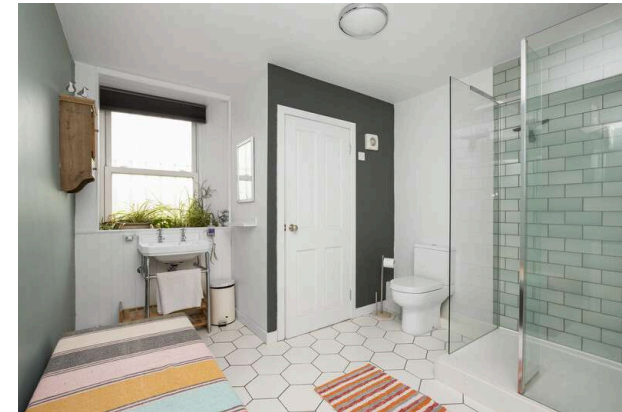
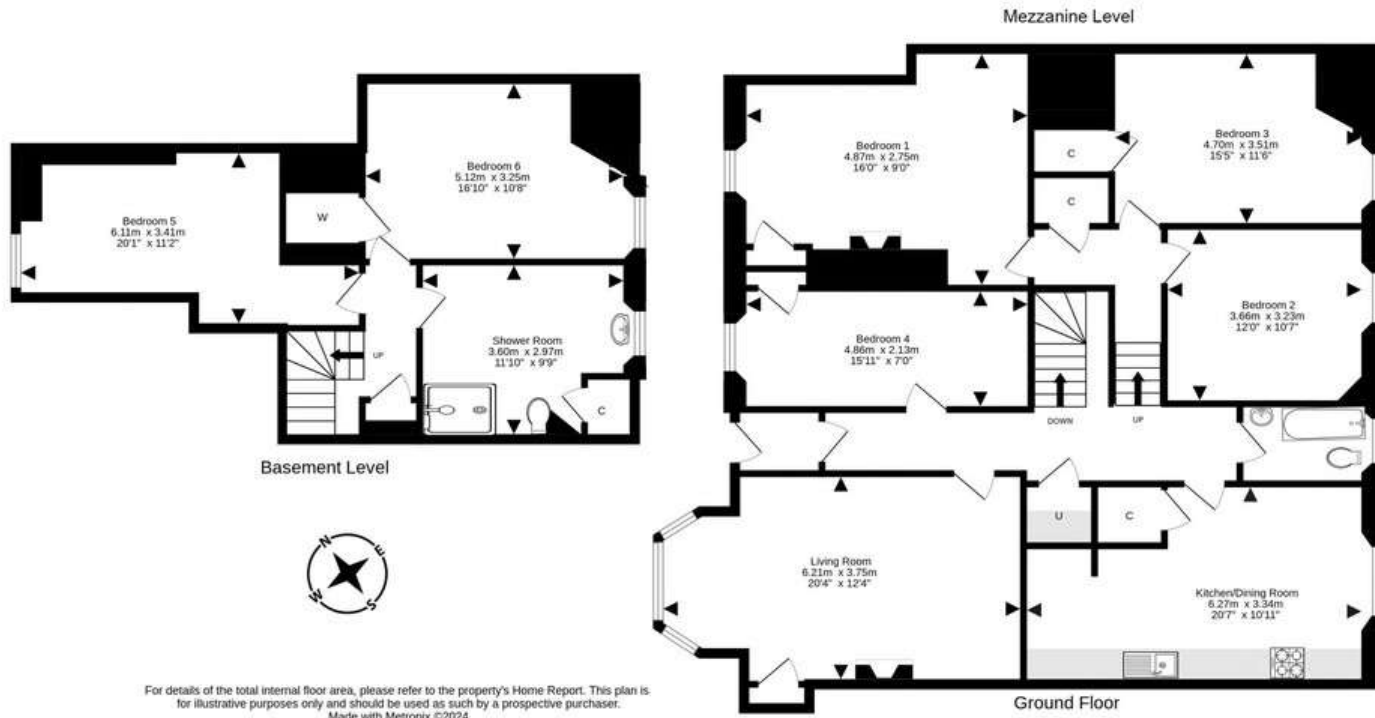
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. A second freezer and the antique mirror in the upstairs bathroom are specifically excluded.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - D



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

