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Fixed Price

£285,000

2/1 Viewforth Gardens

Bruntsfield | Edinburgh | EH10 4EU

A fantastic opportunity has arisen to acquire this traditional ground floor one bedroom tenement flat situated within the heart of the sought-after and cosmopolitan area of Bruntsfield. Close to an excellent array of amenities and commuting links, this property will undoubtedly appeal to a multitude of purchasers. Viewing suggested.

-  1 Bedroom
-  1 Public room
-  1 bathroom
-  Communal gardens
-  Permit/metered parking
-  EPC Band - D
-  Council Tax Band - D



Description

Internally, the accommodation briefly comprises of; inviting entrance hallway, bright and spacious lounge with a bay window, decorative marble fireplace, Edinburgh press cupboard, stunning period cornicing and window shutters, fully-fitted kitchen/diner with a range of freestanding white goods, large pantry cupboard with shelving and ample dining space, generously-proportioned double bedroom with window shutters and a lovely outlook over the shared garden, box room with a raised platform bed and study area, and a modern partially-tiled shower room with a rainfall shower and heated towel rail.

Further benefits include a secure door entry system, gas central heating and a mixture of single and double glazing throughout.



Extras

Selected fixtures and fittings, including; all furniture, white goods, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the property offers access to a well-maintained communal rear garden for residents to enjoy and for the car owner, on-street permit/metered parking is available to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





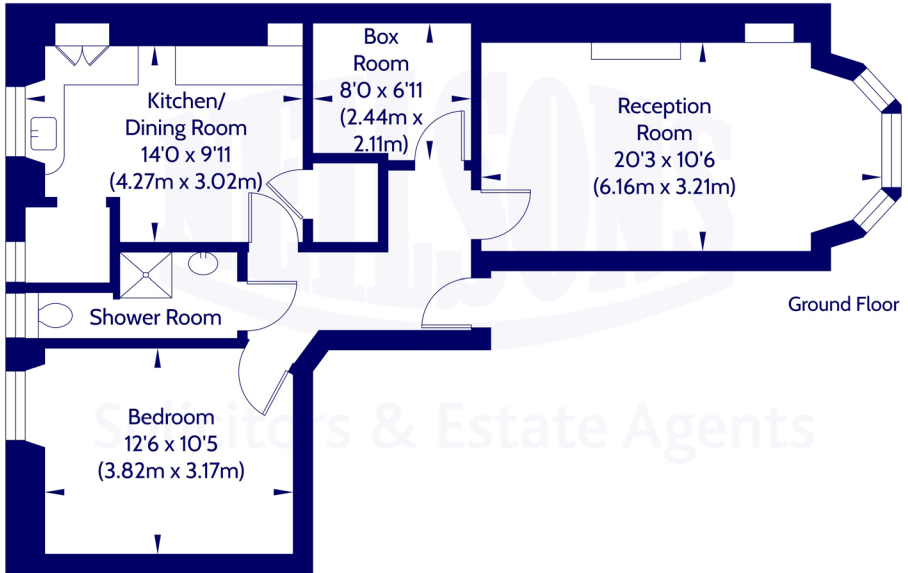
Location

Viewforth is in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level including Bouroughmuir High School. An efficient public transport network operates to most parts of the town and surrounding areas while Haymarket Train Station is a mere 15minute walk away.





Approx. Gross Internal Floor Area 63.95 Sq M / 688 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

