



53/4 Viewforth, Edinburgh, EH10 4LQ



Welcome

Welcome to Viewforth, this bright and spacious two bedroom second floor flat forms part of a traditional tenement retaining many period features with secure entry system and communal gardens to the rear. The property is conveniently located in the sought-after Bruntsfield area of Edinburgh, close to an abundance of local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing



- Reception hallway, two storage cupboards.
- Elegant bay windowed living room.
- Dining kitchen to the rear with utility off.
- Two bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Communal garden to the rear.
- Permit and metered parking available.



Bruntsfield

Bruntsfield is within walking distance of the city centre and has a village feel with the array of shops, cafes and community facilities. Butchers, fishmongers, delicatessens, florists and several individual boutiques are on the doorstep and Waitrose supermarket, Marks and Spencers food, Tesco's and Sainsbury's are a short walk away. There are excellent facilities for families with the open space of Bruntsfield Links, the adjacent Meadows and numerous schools nearby. Regular bus services to and from most parts of city are available on Bruntsfield Place. Easy access is available to the city by-pass, which links to the M8/M9/M90/A1 road network, Edinburgh International Airport and the Queensferry Crossing.

Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included.



Get in touch

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Property Hub:

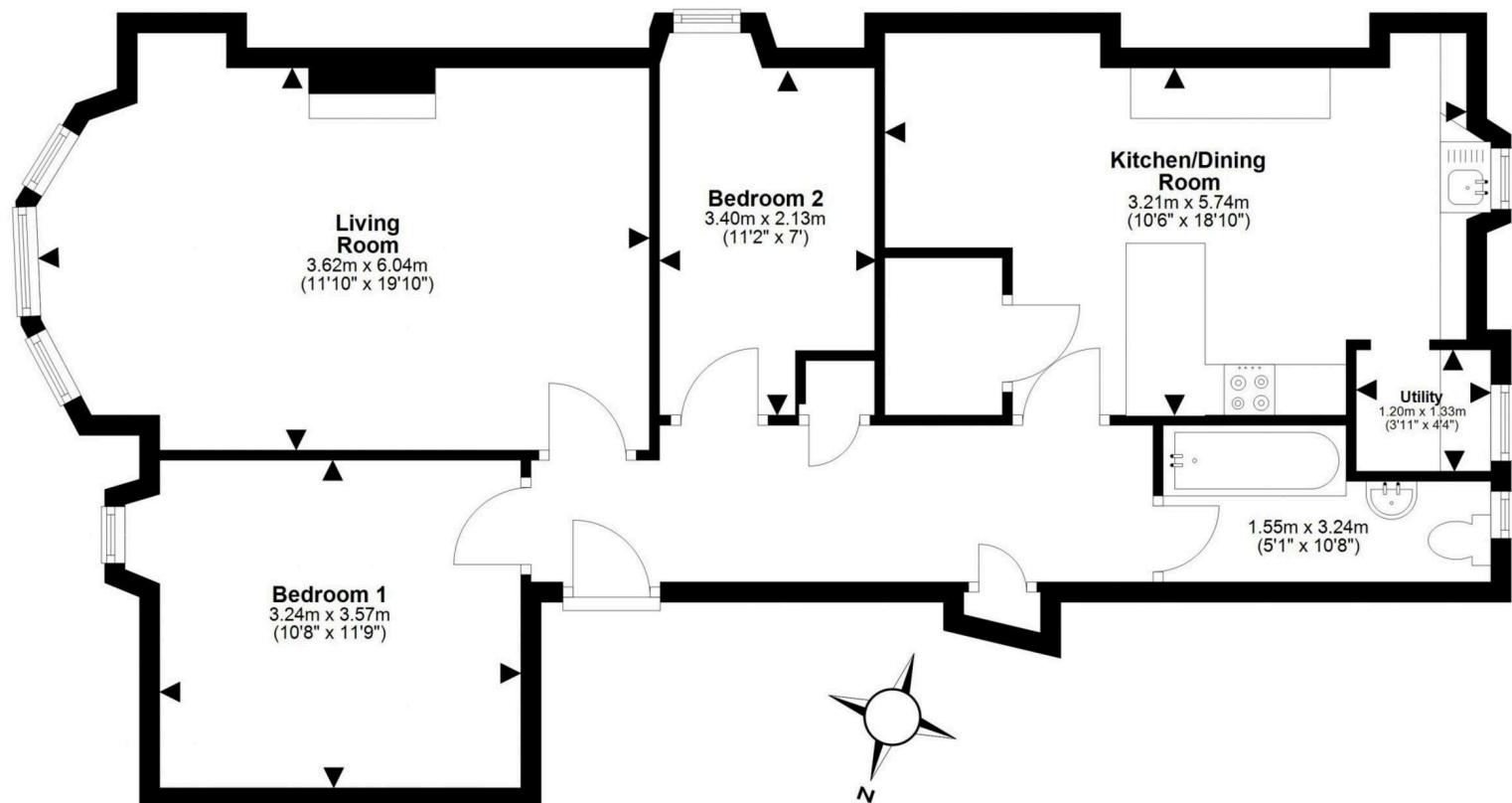
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

 **CHARTERED FIRM**

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.



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