



# Viewforth, Edinburgh

7 (1F1) ST PETERS BUILDINGS, EDINBURGH EH3 9PG

A recently modernised and generously proportioned one bedroom flat with large entertaining space and spacious box room set on the first floor of a period building on Gilmore Place.

**WILSON  
WARD**  
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## DESCRIPTION

Modern flat located in close proximity to fashionable Bruntsfield an extremely vibrant and cosmopolitan area of the city. The property comprises of:

- Recently Refurbished Period Flat
- Entrance Hall
- Bay-Fronted Sitting Room
- Dining Kitchen
- Separate Utility Arwea
- Large Double Bedroom
- Generous Box Room/Study
- Bright Bathroom
- Double Glazing
- Gas Central Heating
- Shared Rear Garden
- Close to excellent Amenities and City Centre

## LOCATION

Located in the heart of Edinburgh's vibrant Southside, offering an enviable location that seamlessly blends city living with a welcoming neighbourhood atmosphere. Just a short stroll from the iconic Meadows and Bruntsfield Links, this area is ideal for those who enjoy outdoor space and recreational activities, while being within easy reach of the city's bustling cultural and social scene. The City Centre, the historic Old Town and the prestigious University of Edinburgh are all within walking distance. This area boasts a lively and unrivalled mix of independent shops, trendy cafés, and authentic pubs providing a perfect blend of convenience and charm.

Bruntsfield and Tollcross districts add to the diverse range of amenities, from boutiques to theatres. Nearby Fountain Park leisure complex has an array of amenities including gym, bowling alley and cinema. Whether you're enjoying a quiet walk through the Meadows or a lovely walk along the leafy Union Canal or venturing out for an evening of dining and entertainment, the location offers the perfect base for experiencing the very best of Edinburgh.

## COUNCIL TAX BAND

Band C

## EXTRAS

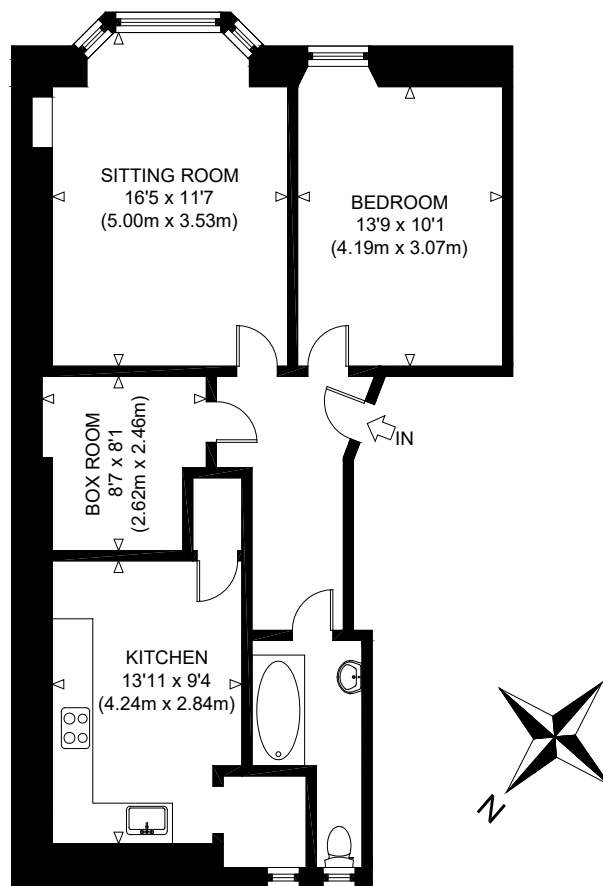
Carpets, floor coverings, light fittings, new electric, integrated oven and hob are included in the sale.

## VIEWING

Viewing by Appointment with Agents: Tel: 0131 467 7550







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 690 SQ FT / 64.2 SQ M

ST PETERS BUILDINGS  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 690 SQ FT / 64.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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