

COULTERS[®]

31 VIEWFORTH

BRUNTSFIELD, EDINBURGH, EH10 4JE

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Set on a sought-after residential street in Bruntsfield, within the designated Marchmont, Meadows & Bruntsfield Conservation Area, this well-presented ground floor, maindoor flat forms part of a traditional tenement building. The property effortlessly blends fine period character with stylish modern touches, creating a home of notable warmth and appeal. Positioned approximately one mile south of Edinburgh's city centre, it enjoys close proximity to excellent local amenities, green open spaces, and highly regarded schooling.

The bay-windowed sitting room is particularly impressive, with generous ceiling heights accentuated by ornate cornicing, alongside a classic Edinburgh press, and an elegant fireplace that forms a striking focal point. Working shutters have been retained in this room and throughout.

KEY FEATURES



Maindoor flat with private front garden.



Two double bedrooms plus a box room.



Direct access to well-maintained shared rear garden.



Permit parking available.



Excellent schools nearby.



Bruntsfield Links, shops and cafes on the doorstep.



EPC Rating - D



Council Tax Band - E



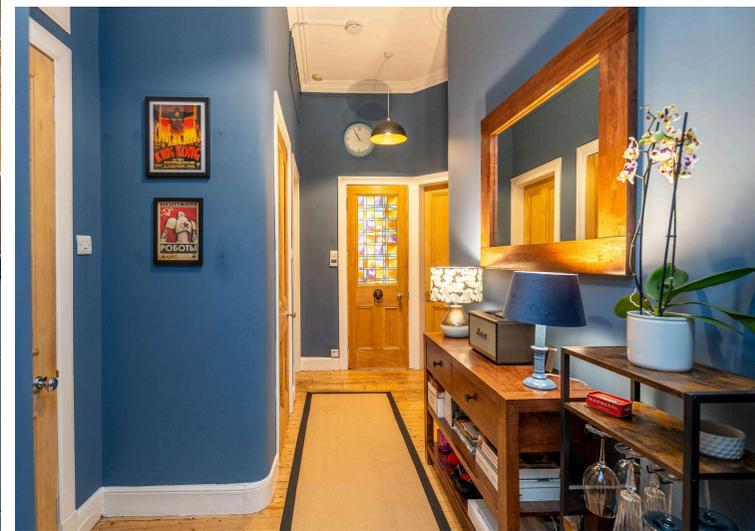


To the rear, the kitchen/dining room provides a sociable and practical living space, with direct access to the communal garden. The kitchen is well-appointed with a range of wall and base units, ample worktop space, and integrated appliances. A large cupboard off the hall houses the washing machine.

The property offers two double bedrooms as well as a generously sized box room, accessed from the hallway which provides a versatile space capable of accommodating a double bed.

A contemporary bathroom, fitted with bath, overhead shower, wash hand basin and WC completes the home. Externally, the property has its own private front garden and direct access to a well-maintained shared rear garden which is mainly laid to lawn.

Gas central heating is operated by a modern boiler and the double glazed windows have also been upgraded in recent years. Resident's permit holder and metered parking is available on the street outside.





THE LOCAL AREA

Bruntsfield is a highly desirable residential area with a vibrant village feel, offering residents an extensive range of boutique shops, cafes, bars and restaurants. It has a friendly, community atmosphere and is popular with families, young professionals and students.

The area is home to several green open spaces, including Bruntsfield Links and the Meadows, which offer opportunities for recreational activities such as jogging, cycling, golf and tennis.

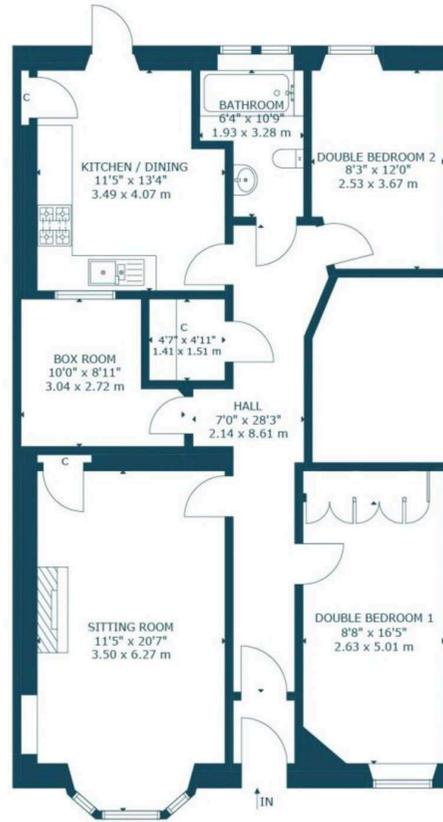
Bruntsfield is well-served by public transportation, with regular bus services to the city center and other parts of Edinburgh. The property sits in the catchment area for highly-rated schools including Bruntsfield Primary School and Boroughmuir High School both which are a very short walk away. Napier and Edinburgh University campuses are also close by.



EXTRAS

All fitted flooring, light fittings, and white goods are included in the sale price. Other items may be available subject to separate negotiation.





GROUND FLOOR

31 VIEWFORTH, BRUNTSFIELD, EDINBURGH, EH10 4JE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 986 SQ FT / 92 SQ M
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 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.