



RALPH SAYER
SOLICITORS & ESTATE AGENTS

6/4 McNeill Street

Viewforth, Edinburgh, EH11 1JN



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Welcome to a charming ground-floor city flat that is conveniently located in Viewforth, just a short 15-minute stroll from Edinburgh city centre. This unique home is stylishly presented throughout, offering open-plan living, as well as a modern kitchen and three-piece shower room. It also features a clever layout with a double mezzanine bed set above a walk-in wardrobe, ensuring optimal storage whilst maximising the potential of the space. Altogether, it is a fantastic home for city professionals, couples, and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, an integrated fridge/freezer, and a washing machine to be included in the sale.

Property Summary

- A beautiful ground-floor flat
- Forms part of a traditional building
- Situated in sought-after Viewforth
- Welcoming entrance area
- Open-plan kitchen/living/dining room
- Generously appointed walk-in wardrobe
- Mezzanine double bed with built-in storage
- Modern shower room with a rainfall shower
- Enclosed, well-maintained communal garden
- Controlled permit parking (Zone S3)
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - A
- Home Report Value - £185,000







Featuring a clever layout
with a double mezzanine
bed set above a walk-in
wardrobe, ensuring
optimal storage





A fantastic home for city
professionals, couples, and
first-time buyers alike





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dream property!



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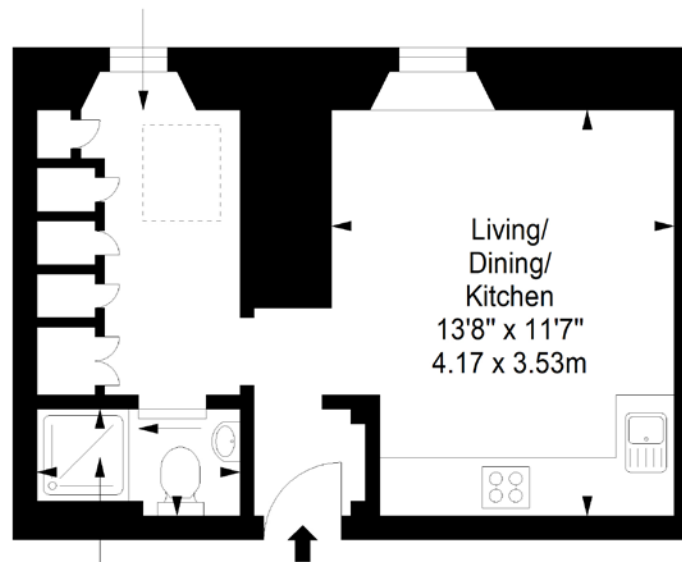
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor

Approx. 29.2 sq. metres (314.3 sq. feet)

Walk-in Wardrobe

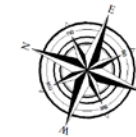


Living/
Dining/
Kitchen
13'8" x 11'7"
4.17 x 3.53m

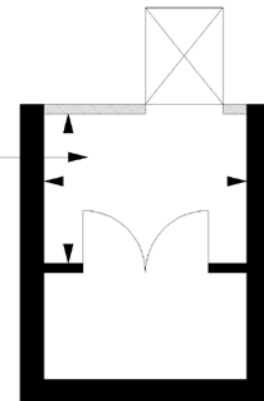
Shower Room
6'9" x 3'8"
2.06 x 1.12m

Mezzanine

Approx. 5.8 sq. metres (62.4 sq. feet)



Mezzanine
Bed
6'11" x 5'0"
2.11 x 1.53m



Total area: approx. 35.0 sq. metres (376.7 sq. feet)