



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**6/4 McNeill Street**  
Viewforth, Edinburgh, EH11 1JN



# 6/4 McNeill Street

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

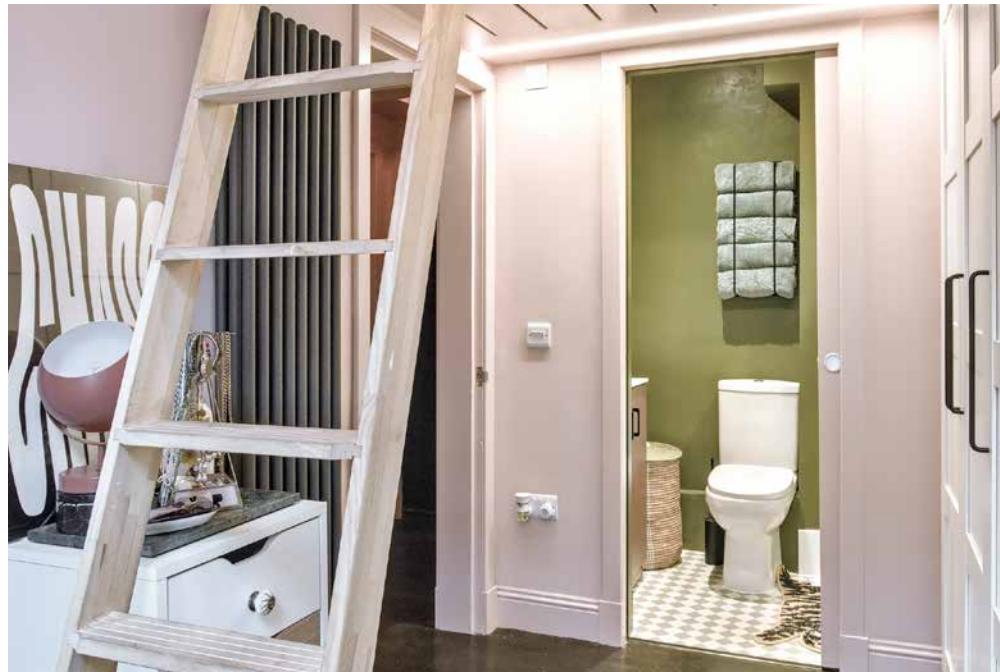






Featuring a clever layout with a double mezzanine bed set above a walk-in wardrobe, ensuring optimal storage





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





Let us help you find your next  
dream property!



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

---

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP



CHARTERED FIRM

Zoopla.co.uk rightmove  OnTheMarket.com

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.

