



33 1f3 Viewforth, Edinburgh, EH10 4JE



## Welcome

Welcome to Viewforth, this charming and characterful two-bedroom property set within the highly sought-after Bruntsfield area of Edinburgh forms part of a traditional tenement building with a secure entry system and communal rear gardens. This delightful home blends attractive period features with comfortable modern living, offering an appealing opportunity for first-time buyers, professionals, or those seeking a well-located city base. Presented to the market in good order throughout, we would recommend early viewing.



- Reception hallway
- Front facing living room with kitchen off
- Fully equipped kitchen
- Two double bedrooms, one with en-suite
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating
- Double glazing
- Communal gardens to the rear
- Permit and metered parking available





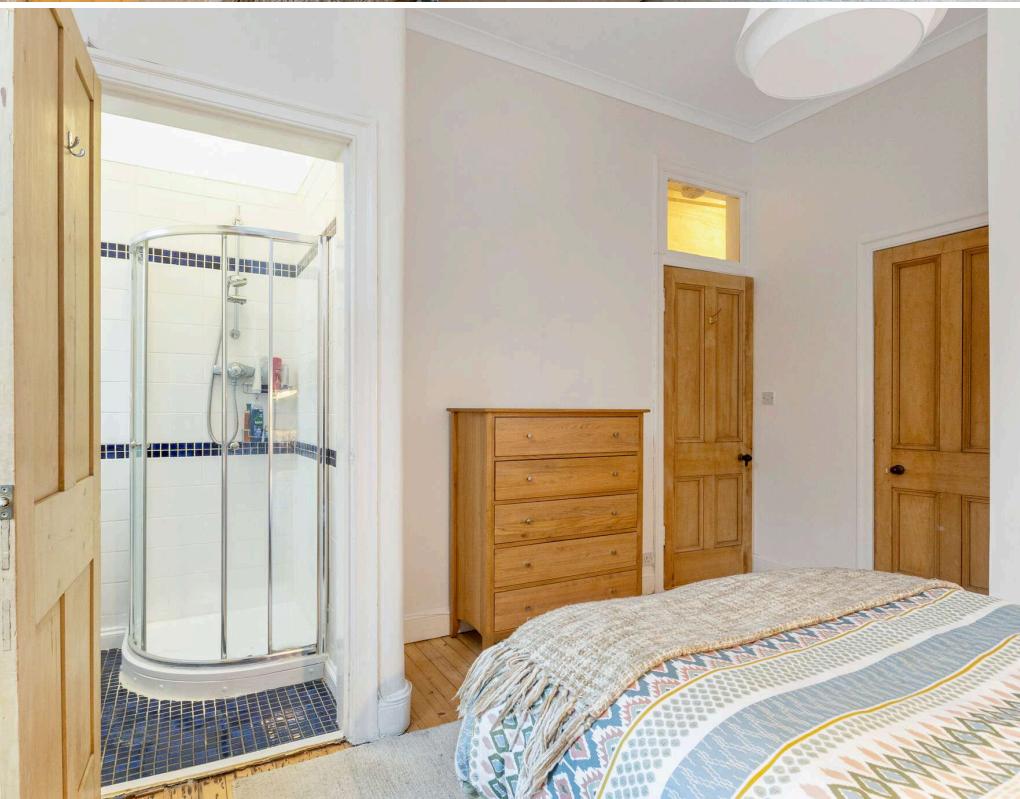
## Viewforth

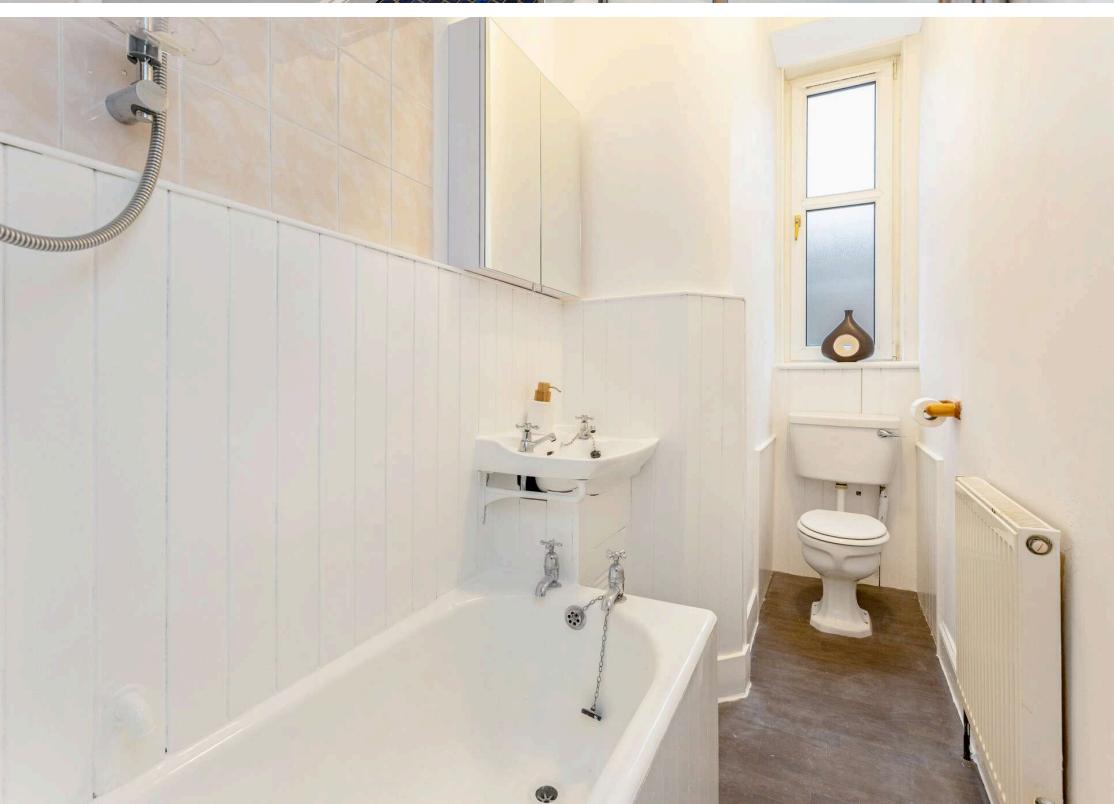
Bruntsfield is one of Edinburgh's fashionable and sought-after suburbs, situated just southwest of the city centre. Renowned for its cosmopolitan atmosphere and boutique shops it also offers close proximity to the city centre and green leafy areas. Bruntsfield and neighbouring Morningside boast Edinburgh's best variety of cafés, bars, restaurants, bistros, independent shops, galleries, and boutiques. There is also a luxury cinema, theatres, and various supermarkets including a Waitrose & M&S. Enjoying the outdoors couldn't be easier with the lovely green areas of Bruntsfield Links and The Meadows on your doorstep to enjoy walks and picnics. It is also ideally situated for access to Napier University, the University of Edinburgh and the Edinburgh College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.



## Extras

Included in the sale are the integrated kitchen appliances, white goods (washing machine, refrigerator, dishwasher, built-in oven, gas cooktop, microwave, an additional electric oven and a 44" TV), fixtures & fittings and living room curtains. Certain items of furniture will be included in the sale.





# Get in touch

 [mcdougallmcqueen.co.uk](http://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

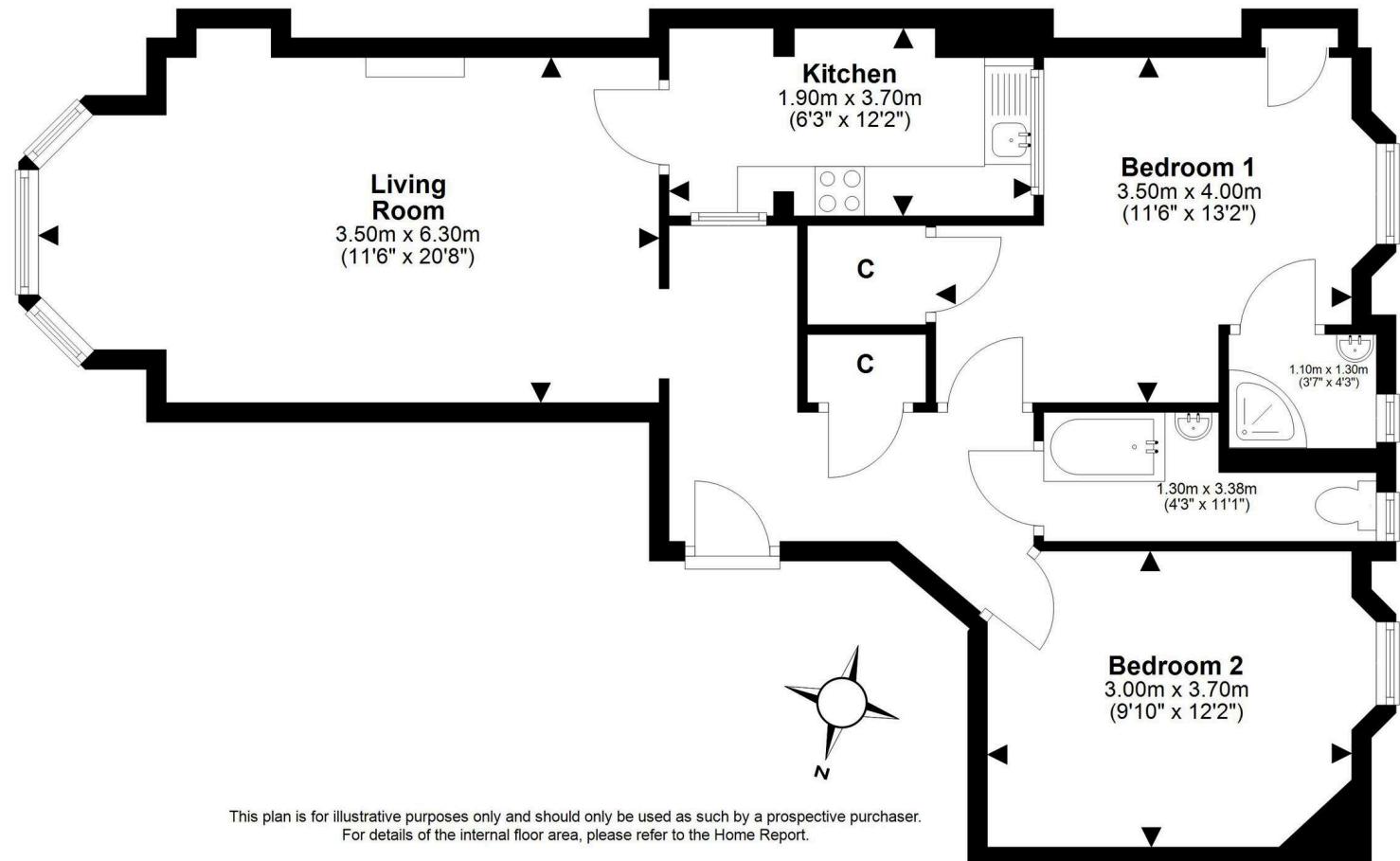
 0131 240 3818

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.