



# 20/12 St Peters Place

Viewforth, Edinburgh, EH3 9PQ



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## Delightful, bright 3rd floor flat located in the desirable area of Viewforth

- Sitting/dining room
- Fitted kitchen
- Double bedroom
- Shower room & separate WC
- Bright & well proportioned
- Charming features
- Popular & convenient location
- Shared rear garden
- Permit parking
- Gas central heating & double glazing



**Offers Over: £175,000**

**EPC Rating: C**

**Council Tax: B**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Delightful 1 bedroom third floor flat forming part of a traditional Victorian tenement, located in the popular and convenient area of Viewforth. Enjoying an open outlook with far-reaching views, the property lies within walking distance of the excellent range of amenities in Bruntsfield and Fountainbridge, while the City Centre is also within easy reach.

The interior is bright and well proportioned and complemented by some charming features such as stripped and varnished floorboards and an attractive fireplace in the sitting/dining room.



## 20 Flat 12 St. Peter's Place, Edinburgh, Midlothian, EH3 9PQ



Third Floor

Flat - Approx. Gross Internal Area - 448 Sq Ft - 41.62 Sq M

For identification only. Not to scale. © SquareFoot 2026



## Location

Viewforth lies approximately one mile to the south of Edinburgh City Centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. The property is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows, which has excellent tennis courts, and Bruntsfield Links with a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.

## Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price. The furniture can also be included if desired.





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