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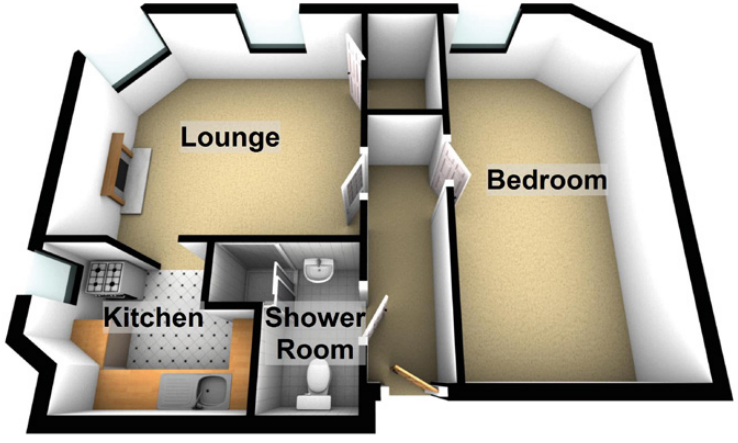


Viewforth is a much sought after residential area lying to the south west of the city centre. The property is situated minutes walk from Bruntsfield and provides an excellent location for shopping, transport and educational facilities. Shopping is both convenient and extensive. Bruntsfield Place provides a great deal more than normal daily requirements and there you will find everything for all your needs and with Princess Street just fifteen minutes walk away you are never far from the heart of this historic city. There is a wide and extensive bus service close by which will take you to almost every part of the city. Edinburgh and Napier Universities are also nearby. Recreational facilities such as cinemas, theatres, bars and restaurants are also close to hand and for those who prefer the open air facilities, Bruntsfield Links and the Meadows can be easily reached on foot. The property is located next to the Union Canal offering a great route in and out of Edinburgh, ideal for runners, walkers and cyclists looking for easy access to the Pentlands.

This stylish one bedroom flat is perfect for first time buyers, buy to let investors or those looking for a pied-à-terre in the city. Located in the heart of one of Edinburgh's most sought after residential areas just fifteen minutes walk from Princes Street.

The welcoming hallway leads to the well-proportioned living room flooded with natural light from the dual aspect windows. Your eye will be drawn to the feature fireplace the ideal spot to curl up with a glass of wine and a movie at the end of a long day. There is also a large storage cupboard which could double as a compact home office. The contemporary kitchen is accessed from the living room, with ample wall and floor units finished in a tasteful light wood effect with contrasting dark worktop, appliances include a freestanding washing machine, gas cooker and fridge freezer; everything you need to rustle up an exciting dinner party menu or a quick supper. The generous sized bedroom has plenty of space for free-standing furniture. Completing the accommodation on offer is the modern, partially tiled shower room.

This property also benefits from: electric storage heating, double glazing, secure door entry system and communal garden grounds to the rear of the property.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.16m (13'8") x 3.63m (11'11")
Kitchen	2.84m (9'4") x 2.12m (6'11")
Bedroom	5.49m (18') x 2.97m (9'9")
Shower Room	2.08m (6'10") x 1.77m (5'10")

Gross internal floor area (m²)

47m²

EPC Rating

D



Image credit: https://www.ordnancesurvey.co.uk/osmaps/

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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

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