










Offers Over  
**£300,000**

## 16/3 Viewforth Square

Bruntsfield | Edinburgh | EH10 4LW

A superb opportunity has arisen to acquire this traditional first floor one bedroom apartment situated a quiet and sunlit square off Viewforth, within the heart of the sought-after and cosmopolitan area of Bruntsfield. Close to an excellent array of amenities and commuting links, this property will undoubtedly appeal to a multitude of purchasers. Early viewing suggested.

-  1 beds
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - D



## Description

Internally, the property is presented in true walk-in condition while briefly comprising of; welcoming entrance hallway with a shelved storage cupboard, bright and spacious lounge with a feature bay window with a lovely open outlook, gorgeous cornicing and a shelved Edinburgh press cupboard, large fully-fitted kitchen/diner with a range of negotiable freestanding white goods, tiling in splash areas, shelved Edinburgh press cupboard, pulley drying rack and a sizable pantry cupboard, separate partially-tiled utility room with room for further white goods, generous double bedroom with space for freestanding furniture and different configurations and the same peaceful open outlook as the lounge, box room with fitted shelving offering flexibility to be used as a second bedroom or home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and single glazing throughout.





## Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items such as the freestanding white goods may be available through separate negotiation.

## Gardens and Parking

To the rear of the building there is a shared residents garden laid to lawn and for the car owner, there is on-street permit/metered parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

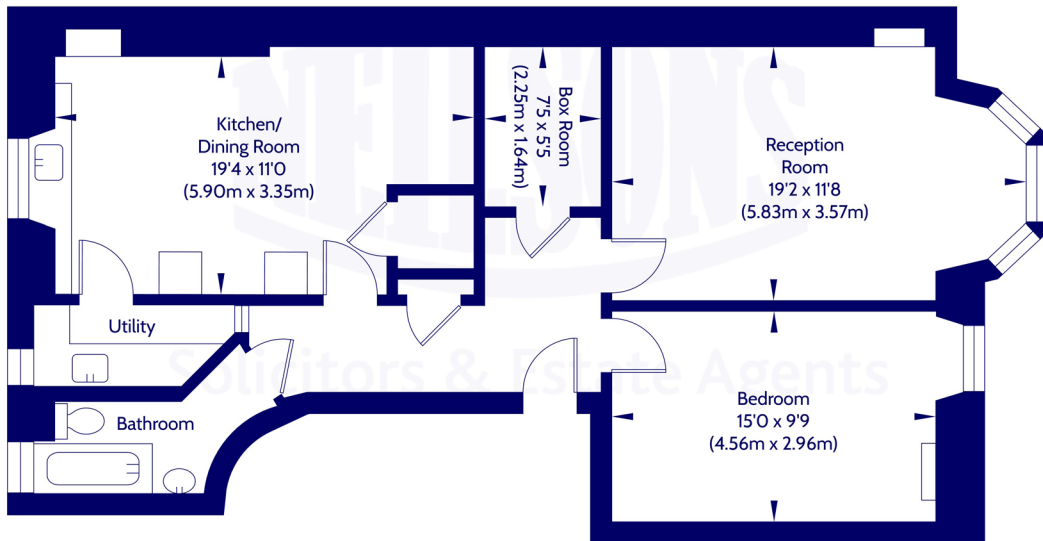
Viewforth is in the highly regarded Bruntsfield area of Edinburgh, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of the Meadows are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level including Bourroughmuir High School. An efficient public transport network operates to most parts of the town and surrounding areas while Haymarket Train Station is a mere 15minute walk away.

Approx. Internal Area 76.19 Sq M / 820 Sq Ft.

Not to scale. For identification only.

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First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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