

# 8a St. Peters Buildings

EDINBURGH, EH3 9PG



*Spacious One bedroom Main Door Flat In  
Edinburgh's Desirable Viewforth*



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McEwan Fraser Legal is delighted to present this one-bedroom main door flat to the market. The property is in excellent condition having been well looked after and upgraded by the current owner.

# THE LOUNGE/KITCHEN



Inside, the property comprises:

- Spacious living area which is bright and modern with dual aspect windows, feature media wall and electric fireplace this living space will not disappoint.
- Fully equipped kitchen situated in the open plan living space. The kitchen accommodates modern living and is a very sociable space. Fitted with electric hob, fan oven and freestanding white goods. The kitchen area also benefits from excellent storage space.









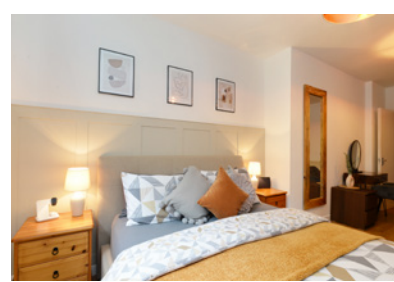
- The flat has one large double bedroom which accommodates a king bed with more than adequate space for freestanding storage units.
- The shower room is generously proportioned and benefits from a utility area as well to keep the mess out of the open plan living space. The shower room boasts a large shower tray and is a fully tiled modern space.

## THE SHOWER ROOM





# THE BEDROOM





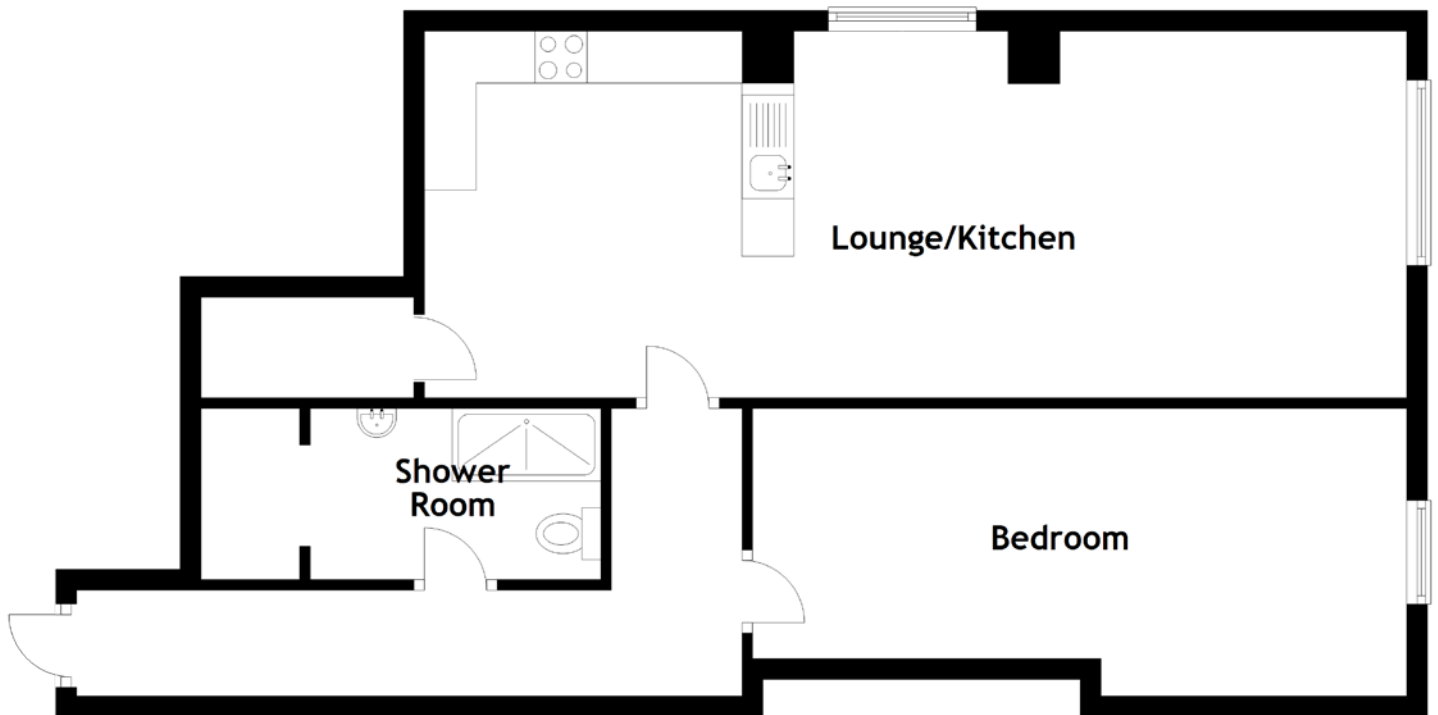
In addition, the property has access to the communal rear garden, permit on-street parking is available for residents and it is worth noting the flat has modern double glazing and a gas combi boiler, making for a warm home, year-round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

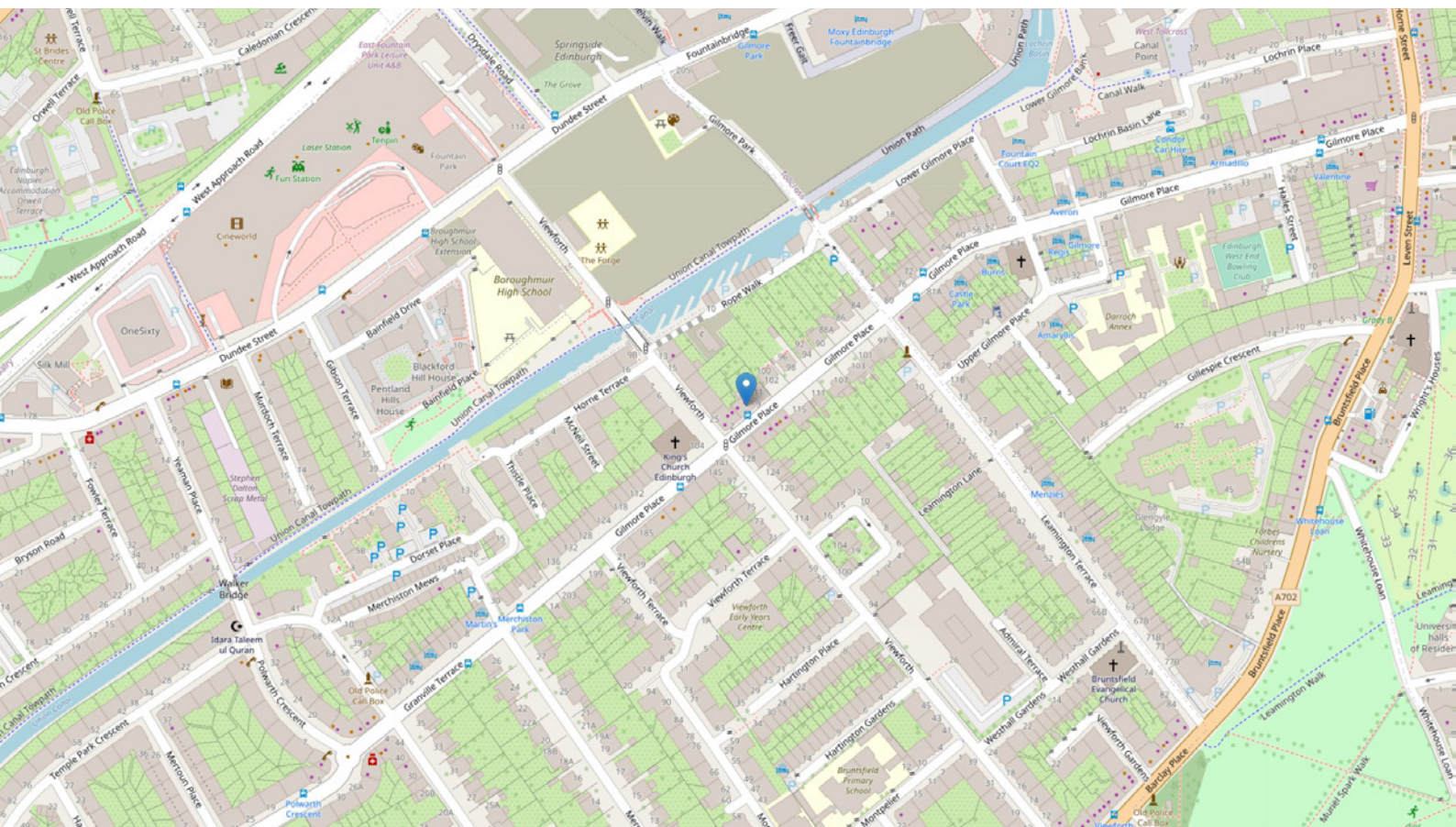
Lounge/Kitchen  
Bedroom

9.46m (31') x 3.53m (11'7")  
6.30m (20'8") x 2.77m (9'1")

Shower Room

2.80m (9'2") x 1.65m (5'5")

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
EPC Rating: D





# THE LOCATION

The highly desirable area of Bruntsfield lies approximately one mile to the South of Edinburgh's city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Tesco Metro at Holy Corner and a Marks and Spencer Food Hall and Waitrose Supermarket on Morningside Road.







The property is also well situated for Edinburgh University, Napier University and The Royal Hospital for Sick Children. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt.

Edinburgh city centre can be reached on foot in under fifteen minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place. Schooling is well catered for in the private and state sectors.



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