

14, 2f1 Viewforth Gardens

EDINBURGH, EH10 4EU



*DELIGHTFUL TWO-BEDROOM FLAT
IN BRUNTSFIELD*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this delightful 2 bedroom, 2nd floor flat with a shared rear garden. The accommodation is bright and well-presented throughout. Situated in the desirable residential area of Bruntsfield, just to the south of Edinburgh's city centre.

KEY PROPERTY FEATURES

- Sitting room
- Kitchen/dining room with utility area off
- 2 double bedrooms
- Bathroom
- Hallway with storage
- Sought after location
- Shared rear garden
- Permit parking
- Gas central heating
- Partial double glazing





Kitchen/Diner







Bedroom 1





Bedroom 2





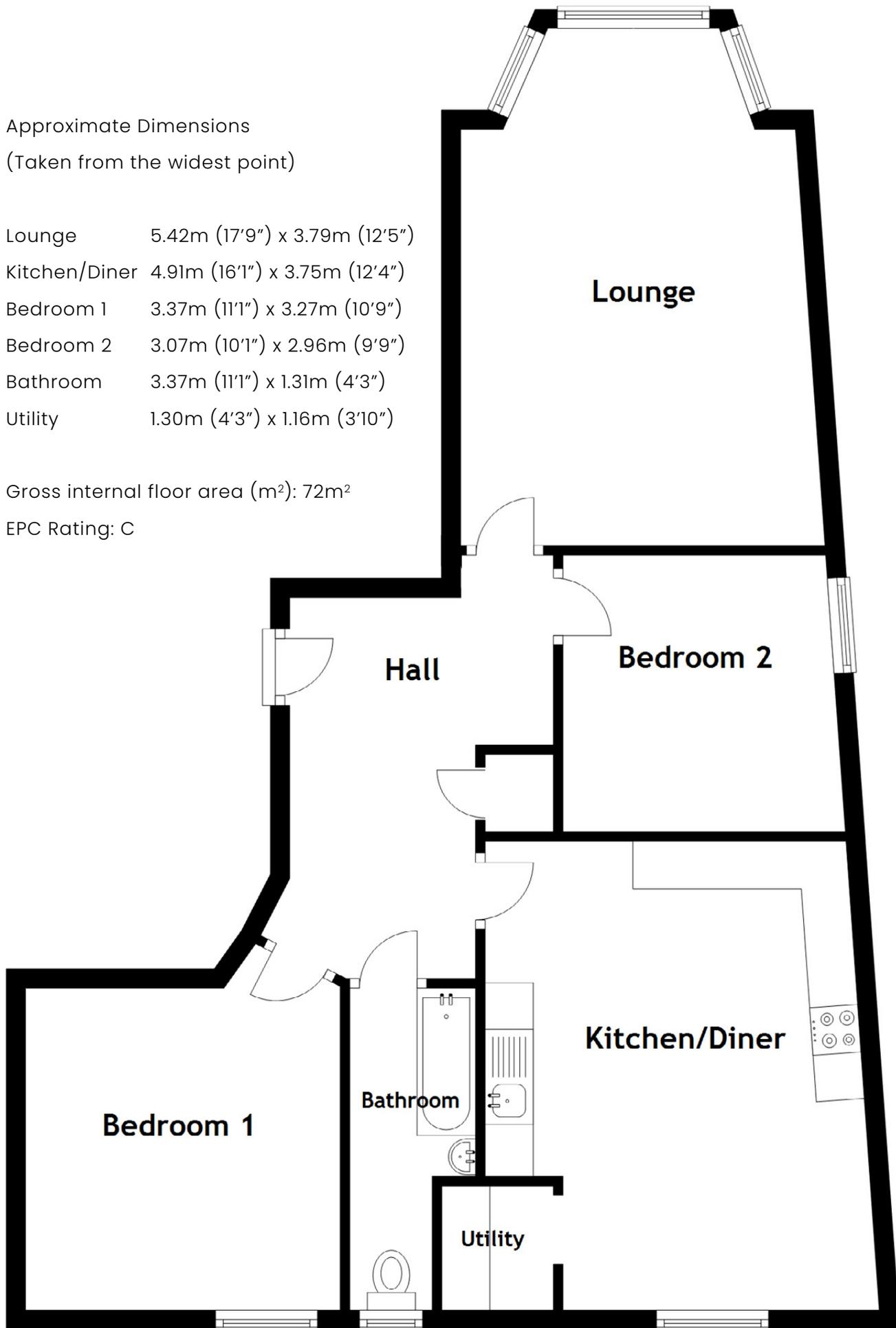
Approximate Dimensions

(Taken from the widest point)

Lounge	5.42m (17'9") x 3.79m (12'5")
Kitchen/Diner	4.91m (16'1") x 3.75m (12'4")
Bedroom 1	3.37m (11'1") x 3.27m (10'9")
Bedroom 2	3.07m (10'1") x 2.96m (9'9")
Bathroom	3.37m (11'1") x 1.31m (4'3")
Utility	1.30m (4'3") x 1.16m (3'10")

Gross internal floor area (m²): 72m²

EPC Rating: C





Since this is an end tenement property there are views/windows facing in three different directions.
The main bedroom has views of Edinburgh Castle.





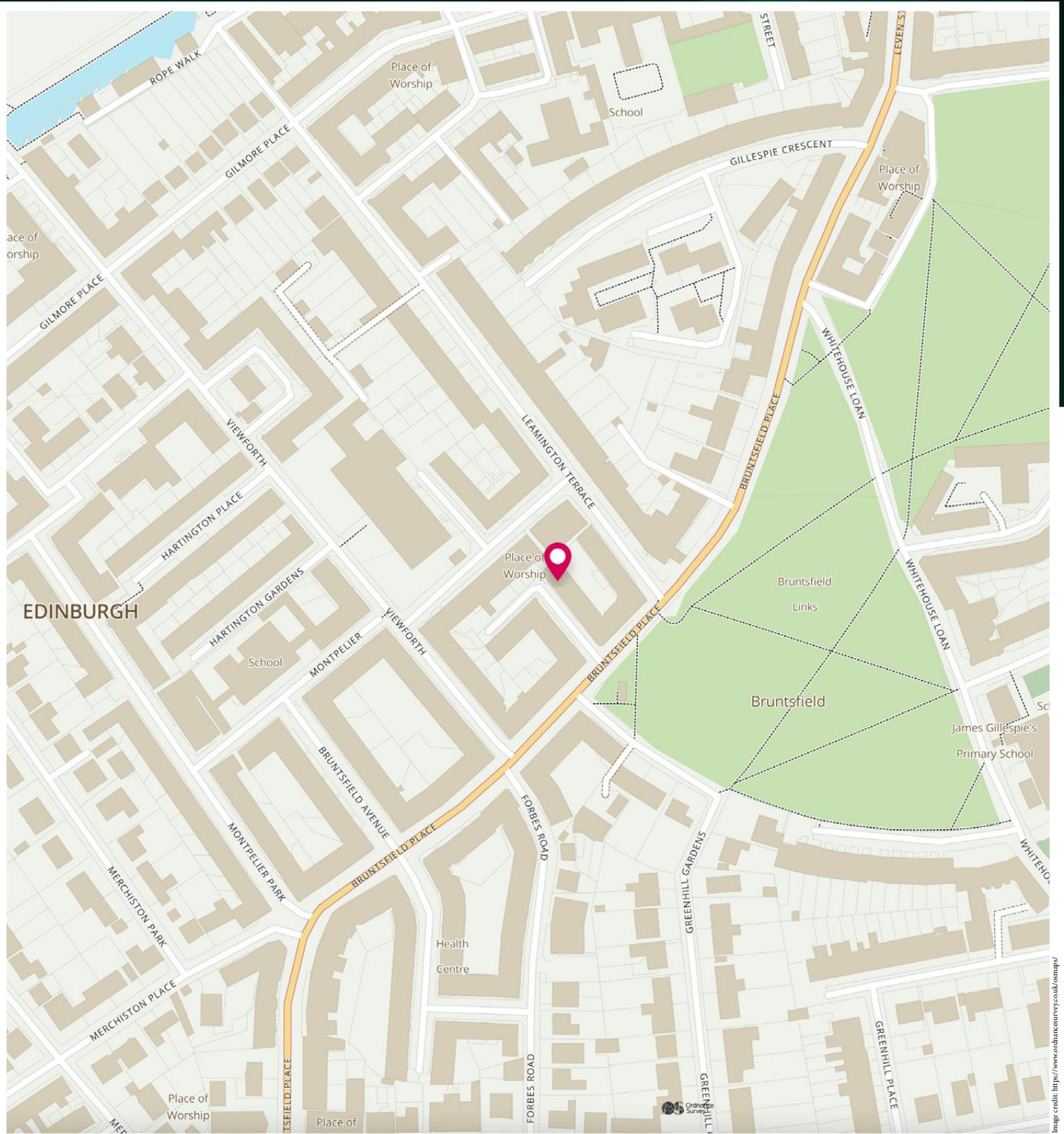
The highly desirable area of Bruntsfield lies approximately one mile to the South of Edinburgh's city centre.

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 and Napier University. There are 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.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

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info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

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