

99/7 Viewforth

BRUNTSFIELD, EDINBURGH, EH10 4LL



*Generous four or five-bedroom double-upper flat
in the heart of sought-after Bruntsfield*



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McEwan Fraser is delighted to present this generous four or five-bedroom double-upper flat in the heart of sought-after Bruntsfield. The property is ideally situated for Bruntsfield Links and the Meadows. Bright and spacious, the property is presented in immaculate condition and has retained a host of period features. Accommodation includes four double bedrooms, a large living room or fifth bedroom, a dining kitchen, a bathroom, and a shower room. The property has a current HMO license and is sure to appeal to investors and end-users alike.

THE LIVING ROOM/BED 5



You enter the property to find a wide welcoming hallway that includes integrated storage and gives access to the living room, dining kitchen, a large double bedroom, a bathroom, and further includes the stairs to the upper level. Accommodation is focused on the living room which is currently used as a double bedroom. The living room is particularly generous and enjoys wooden flooring, an ornate cornice, and a bay window. The elevated position of the property makes this a beautifully bright space and the proportions on offer will give plenty of flexibility for the new owner to create their ideal entertaining space.

THE KITCHEN/DINER



The dining kitchen faces the rear of the property and comprises a full range of contemporary base and wall-mounted units set against a tiled splashback. There is plenty of prep and storage space alongside a range of integrated appliances. Accommodation on this level is completed by the main bathroom which is tiled and finished with a three-piece white suite including a mains shower over the bath.

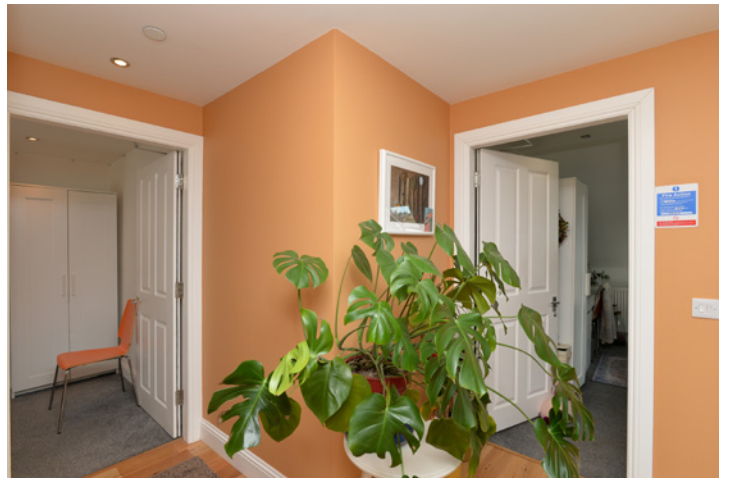


BEDROOM 1



THE BATHROOM





Climbing the stairs, you find three further double bedrooms. All are genuine doubles with plenty of space for a full array of bedroom furniture. These bedroom benefit from an adjacent shower room which is tiled and finished with a white suite.

THE SHOWER ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



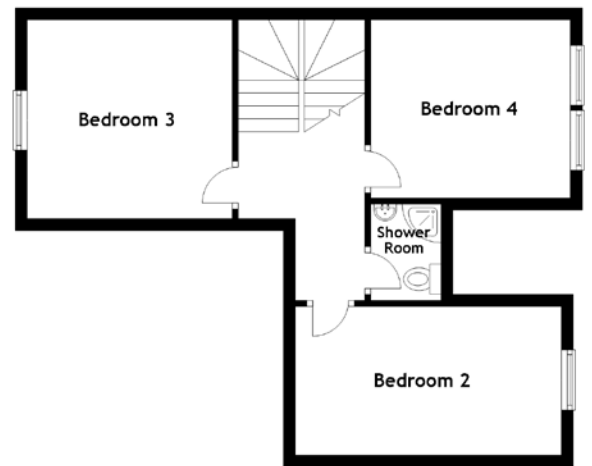
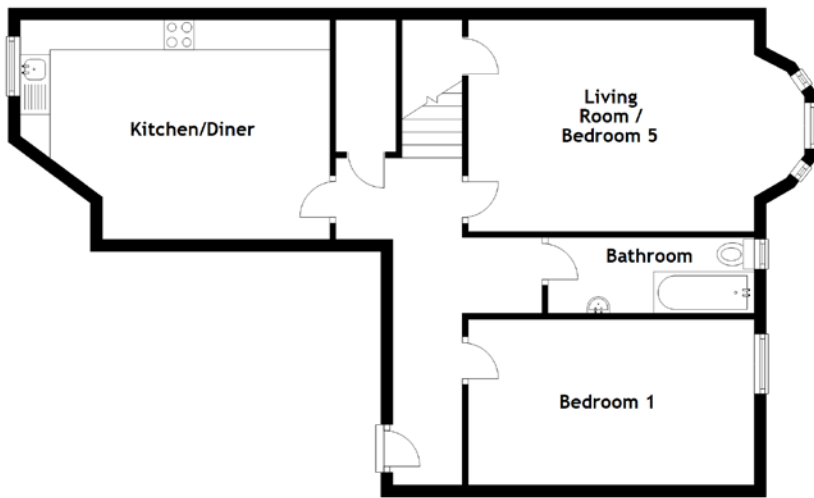
For warmth and comfort, the property enjoys gas central heating. There is also an entry phone system and residents permit parking on the street.

Viewing is essential to fully appreciate the size and the quality of the finish on offer in the property.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP

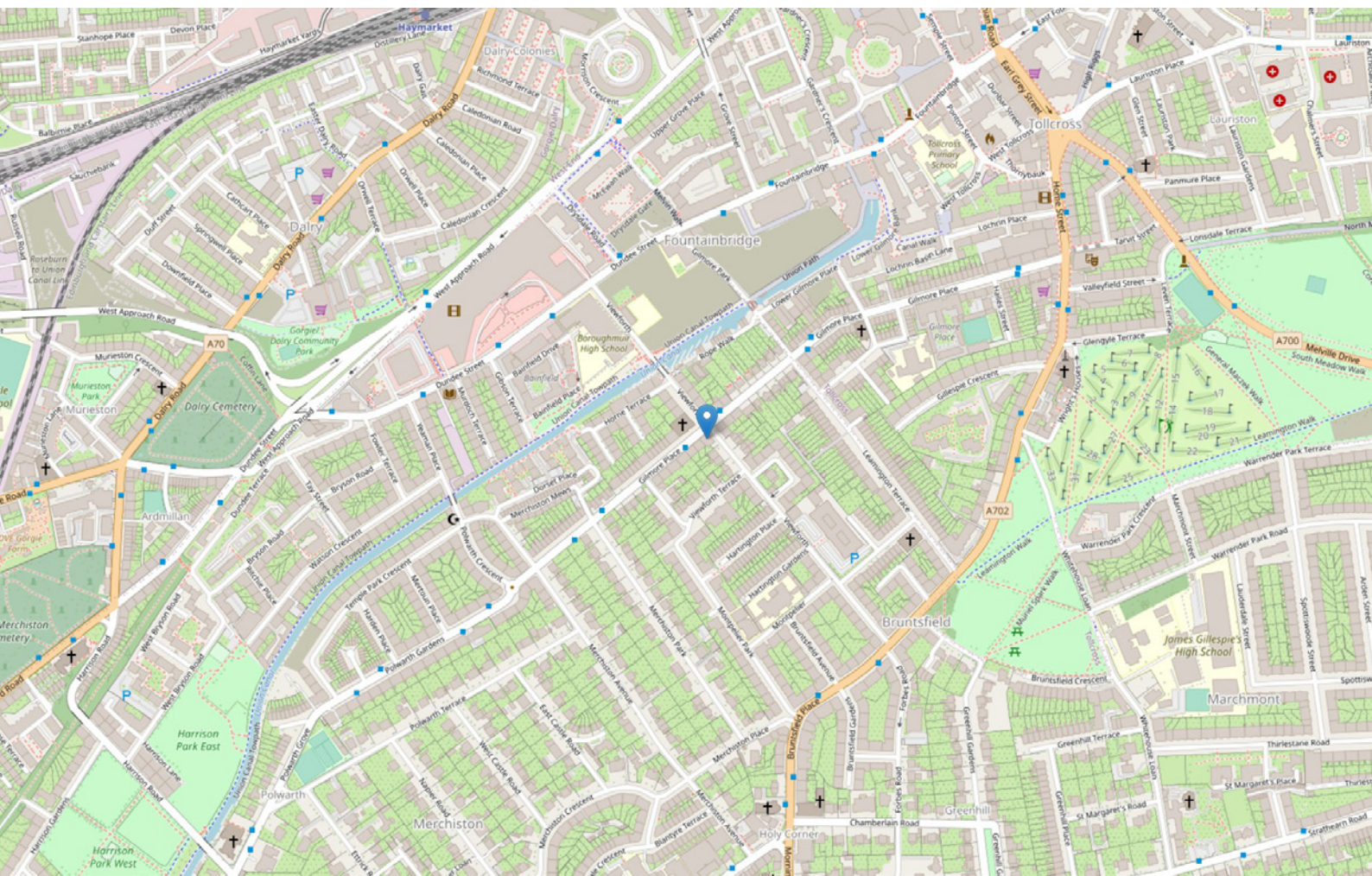


Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Living Room/Bedroom 5	5.62m (18'5") x 3.54m (11'7")
Kitchen/Diner	5.18m (17') x 3.67m (12')
Bedroom 1	4.78m (15'8") x 2.77m (9'1")
Bathroom	3.45m (11'4") x 1.27m (4'2")

First Floor	
Shower Room	1.61m (5'3") x 1.17m (3'10")
Bedroom 2	4.45m (14'7") x 2.49m (8'2")
Bedroom 3	3.43m (11'3") x 3.32m (10'11")
Bedroom 4	3.34m (10'11") x 2.98m (9'9")

Gross internal floor area (m²): 110m²
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 with Bruntsfield Primary School on your doorstep, a good choice of state schools at either James Gillespie or Boroughmuir High Schools, or in the private sector, George Watson's College.



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