

167/5 Gilmore Place

VIEWFORTH, EDINBURGH, EH3 9PW



Beautifully refurbished two-bedroom tenement flat in Viewforth, blending elegant period detail with stylish modern living



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this stunning two-bedroom, second-floor flat, forming part of a traditional tenement in the highly desirable Viewforth area. The property has recently undergone an extensive refurbishment, completed to an exceptional standard, blending classic period charm with stylish modern finishes.

THE LIVING ROOM



The flat retains a wealth of traditional features, including elegant high ceilings and intricate cornice work, while offering the comfort and convenience of a contemporary home. The accommodation is beautifully presented throughout and comprises a welcoming hallway, a bright and spacious living room perfect for relaxing or entertaining, and a newly fitted modern kitchen with sleek cabinetry and quality appliances.

THE KITCHEN





Both bedrooms are generous doubles, and the property is completed by a luxurious new bathroom finished to a high specification.

THE BATHROOM



BEDROOM 1



BEDROOM 2

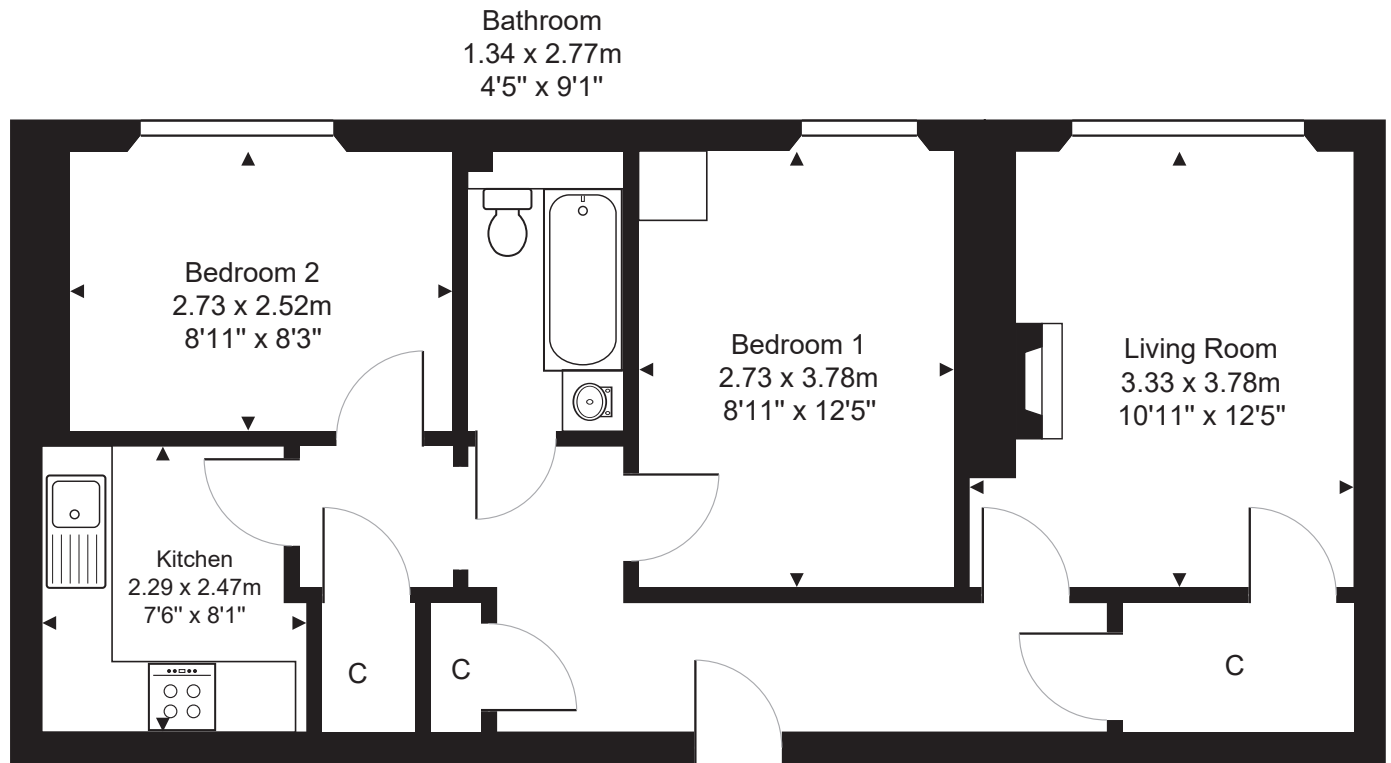


EXTERNALS



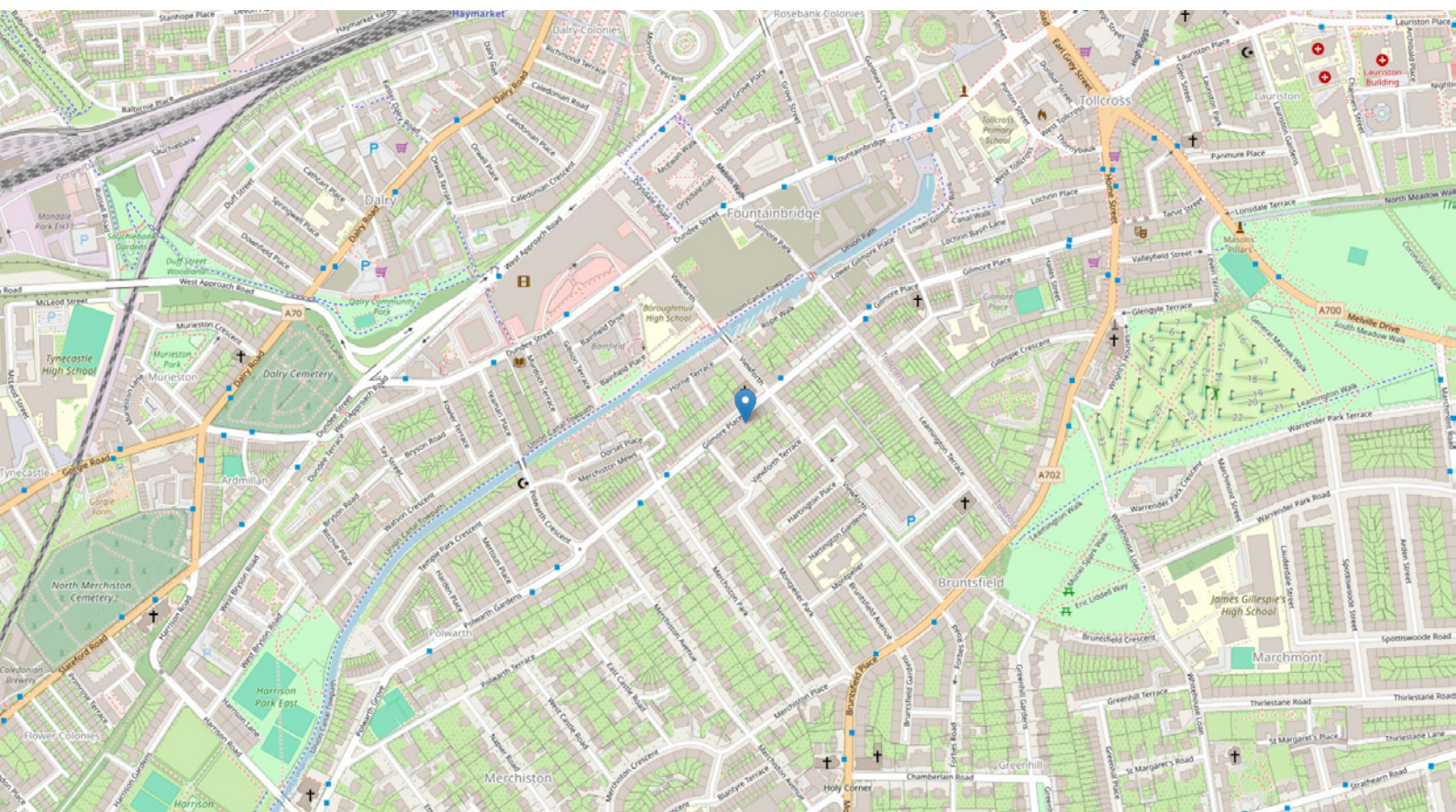
This exquisite flat offers the perfect blend of character, style, and comfort in one of Edinburgh's most sought-after central locations. Early viewing is highly recommended.

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 58m² | EPC Rating: C



THE LOCATION

Viewforth is a highly desirable and well-connected area located just south of Edinburgh's city centre, perfectly positioned between the vibrant neighbourhoods of Bruntsfield and Fountainbridge. Known for its elegant Victorian and Edwardian tenements, leafy streets, and sense of community, Viewforth offers an enviable balance of city living and residential tranquillity.





Residents enjoy a wealth of local amenities right on their doorstep. The nearby Bruntsfield Place and Leamington Terrace are home to a wonderful selection of cafés, boutique shops, artisan bakeries, restaurants, and independent retailers. For those who enjoy the outdoors, the picturesque Bruntsfield Links and The Meadows are just a short stroll away, providing vast green spaces ideal for walking, running, or relaxing in the warmer months.

Excellent public transport links make Viewforth ideal for professionals and families alike, with frequent bus services offering quick access to the city centre, universities, and beyond. The area is also well served by highly regarded local schools and is within easy reach of Fountain Park leisure complex, which offers a cinema, gym, and a variety of dining options.

Viewforth combines classic Edinburgh charm with modern convenience, a peaceful yet central location that continues to be one of the capital's most sought-after residential pockets.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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