

1F3 14 Viewforth Gardens

BRUNTSFIELD, EDINBURGH, EH10 4EU



This traditional two-bedroom tenement flat in sought-after Bruntsfield has retained a host of period features



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McEwan Fraser is delighted to present this traditional two-bedroom tenement flat to the market. Located in sought-after Bruntsfield, the flat has retained a host of period features and offers an excellent starting point for a buyer keen to make their own mark on their new home. The accommodation includes two double bedrooms, a bay-fronted lounge, a bathroom, and a separate kitchen. Further benefits include a communal garden, zoned permit parking, and gas central heating.

THE LIVING ROOM



The internal accommodation is focused on a generous living room that boasts high ceilings, exposed wooden floorboards, an ornate cornice, a stunning fireplace, an Edinburgh press, and huge levels of natural light from a broad bay window. While the fireplace creates a lovely natural focal point for the room, the space on offer can accommodate a range of different furniture configurations. This will allow the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN



The kitchen includes a range of base and wall-mounted units that offer ample prep and storage space alongside a full range of integrated appliances.





Bedroom one is a generous double that retains many of the period features encountered in the living room. There is ample space for a large frame bed and a full suite of supporting furniture. Bedroom two is also a double and overlooks the rear garden.

The accommodation is arranged around a central hallway, with integrated storage, that gives access to all apartments including the bathroom. The bathroom includes a white three-piece suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

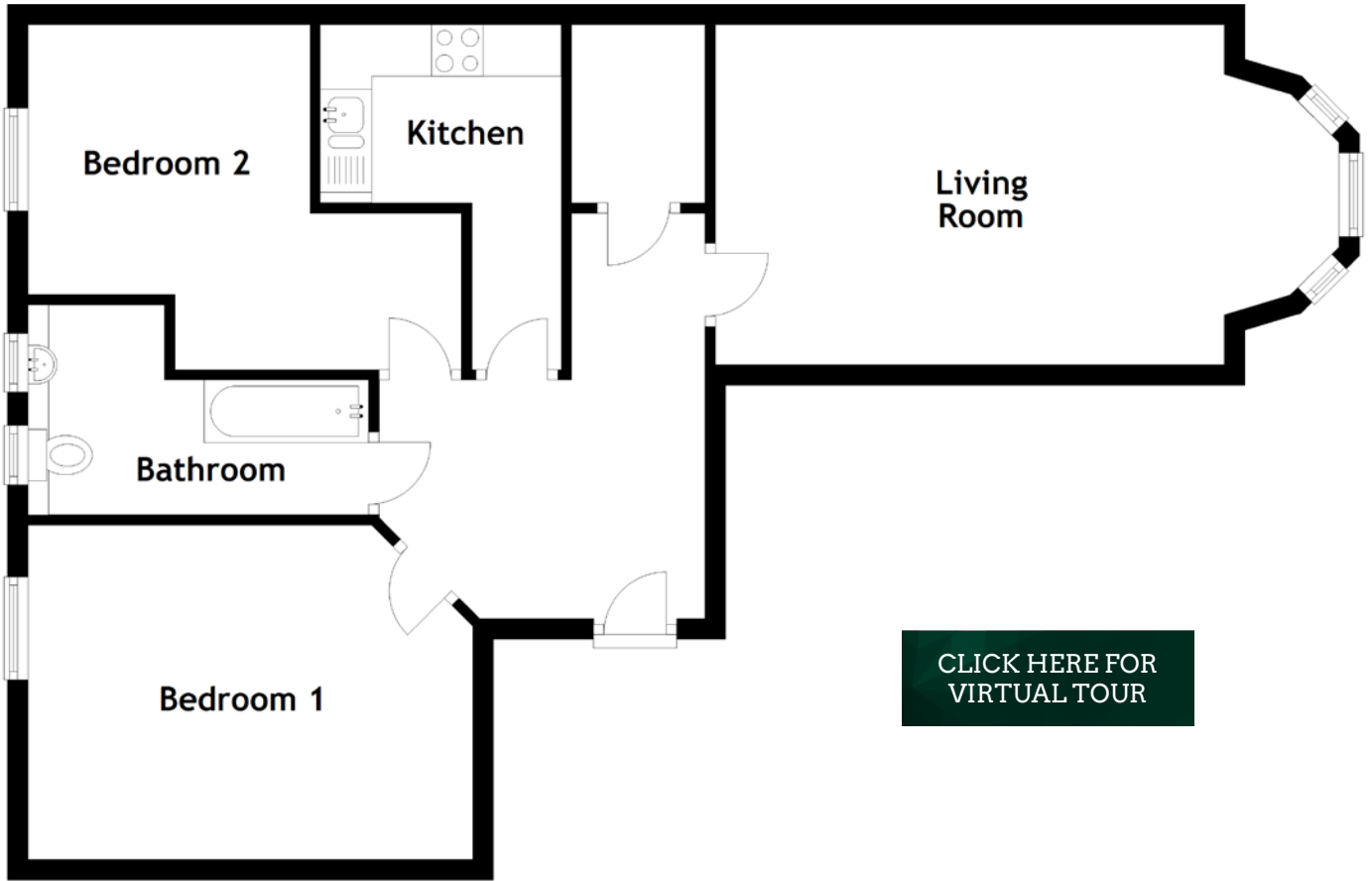


Externally, the property has access to a well-maintained communal garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



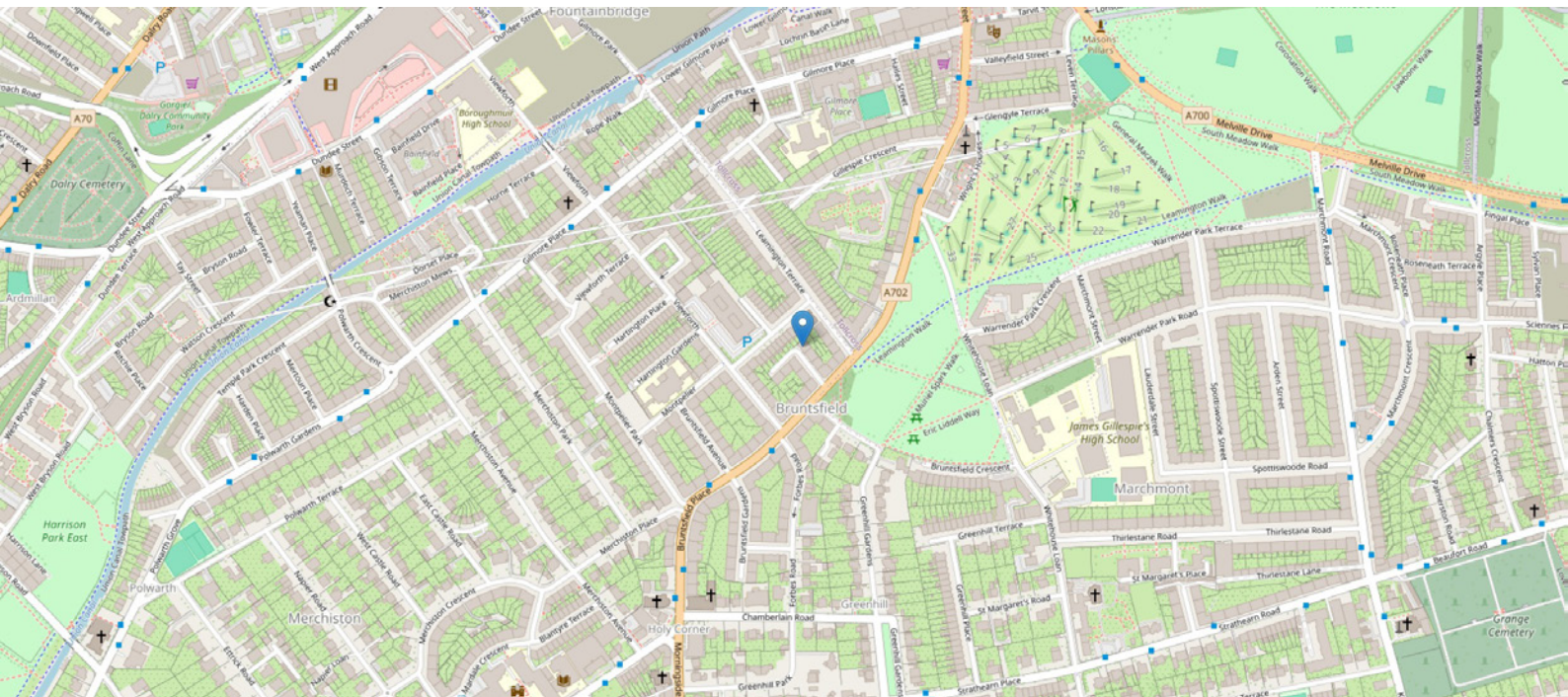
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Approximate Dimensions (Taken from the widest point)

Living Room 6.06m (19'11") x 3.30m (10'10")
 Kitchen 3.35m (11') x 2.34m (7'8")
 Bedroom 1 4.32m (14'2") x 3.25m (10'8")

Bedroom 2 4.06m (13'4") x 3.35m (11')
 Bathroom 3.31m (10'10") x 2.04m (6'8")

Gross internal floor area (m²): 63m²
 EPC Rating: C



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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