

8/2 Thistle Place

VIEWFORTH, EDINBURGH, EH11 1JH



*Beautifully presented one-bedroom Edinburgh flat
with period charm and peaceful garden setting*



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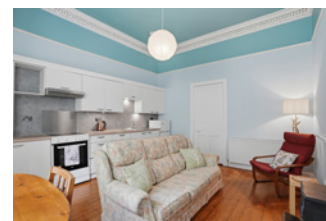


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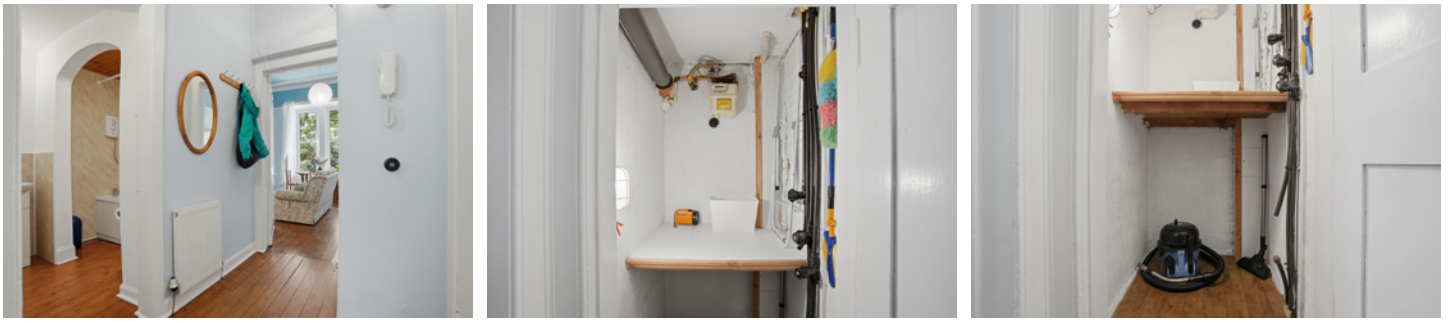


McEwan Fraser Legal is delighted to present this impressive one-bedroom flat, forming part of a traditional Edinburgh tenement and accessed via a well-maintained communal entrance. Beautifully presented throughout, this charming home effortlessly combines classic period features with modern comforts, creating a stylish and inviting living space in a highly desirable location.

THE LIVING ROOM / KITCHEN



The heart of the home is the stunning open-plan living and kitchen area, a bright and elegant space that perfectly showcases the property's timeless character. Boasting original flooring, intricate corning and a beautiful feature fireplace, the room enjoys a wonderful outlook and an abundance of natural light. The well-designed kitchen has been thoughtfully fitted to maximise the available space, offering excellent storage and functionality while complementing the room's traditional charm.



The spacious bathroom is finished to a high standard and features a bath with an integrated shower, creating a practical and comfortable space for everyday living.

One of the property's most striking features is its impressive ceiling height, which enhances the sense of space throughout and provides the classic Edinburgh character that buyers so often seek. The generously proportioned bedroom offers a peaceful retreat, with a pleasant outlook over the rear garden creating a calm and tranquil atmosphere. A fitted wardrobe provides excellent storage while maintaining the room's spacious feel.

Further benefits include a substantial and lockable storage cupboard, with space for two adult bikes, that is located beneath the stairwell, owned exclusively by the flat, offering valuable additional storage space rarely found in properties of this type.

THE BATHROOM



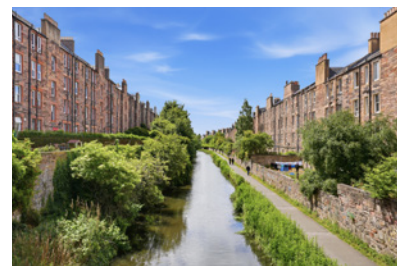
THE BEDROOM



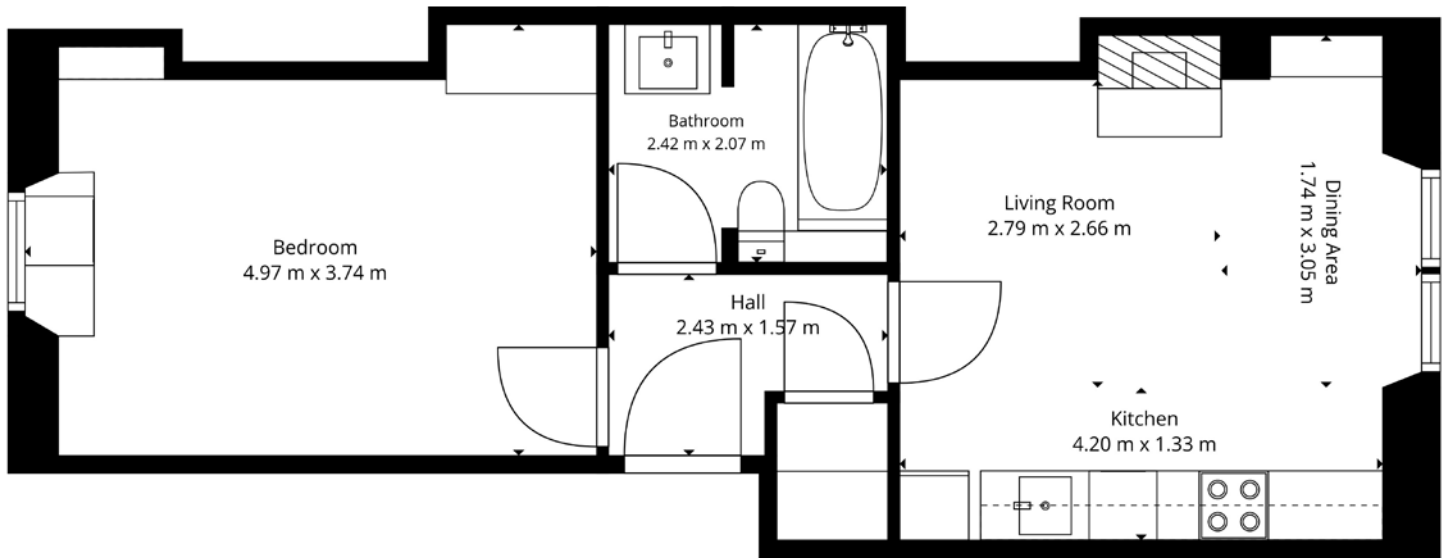
Externally, residents can enjoy access to a lovely enclosed rear garden. Beautifully maintained and wonderfully peaceful, this attractive outdoor space provides the perfect setting to relax, unwind and enjoy a sense of tranquillity away from the bustle of city life.

Combining elegant period features, generous proportions, excellent storage and a serene garden outlook, this exceptional one-bedroom flat presents an outstanding opportunity for first-time buyers, professionals and investors alike.

EXTERNALS

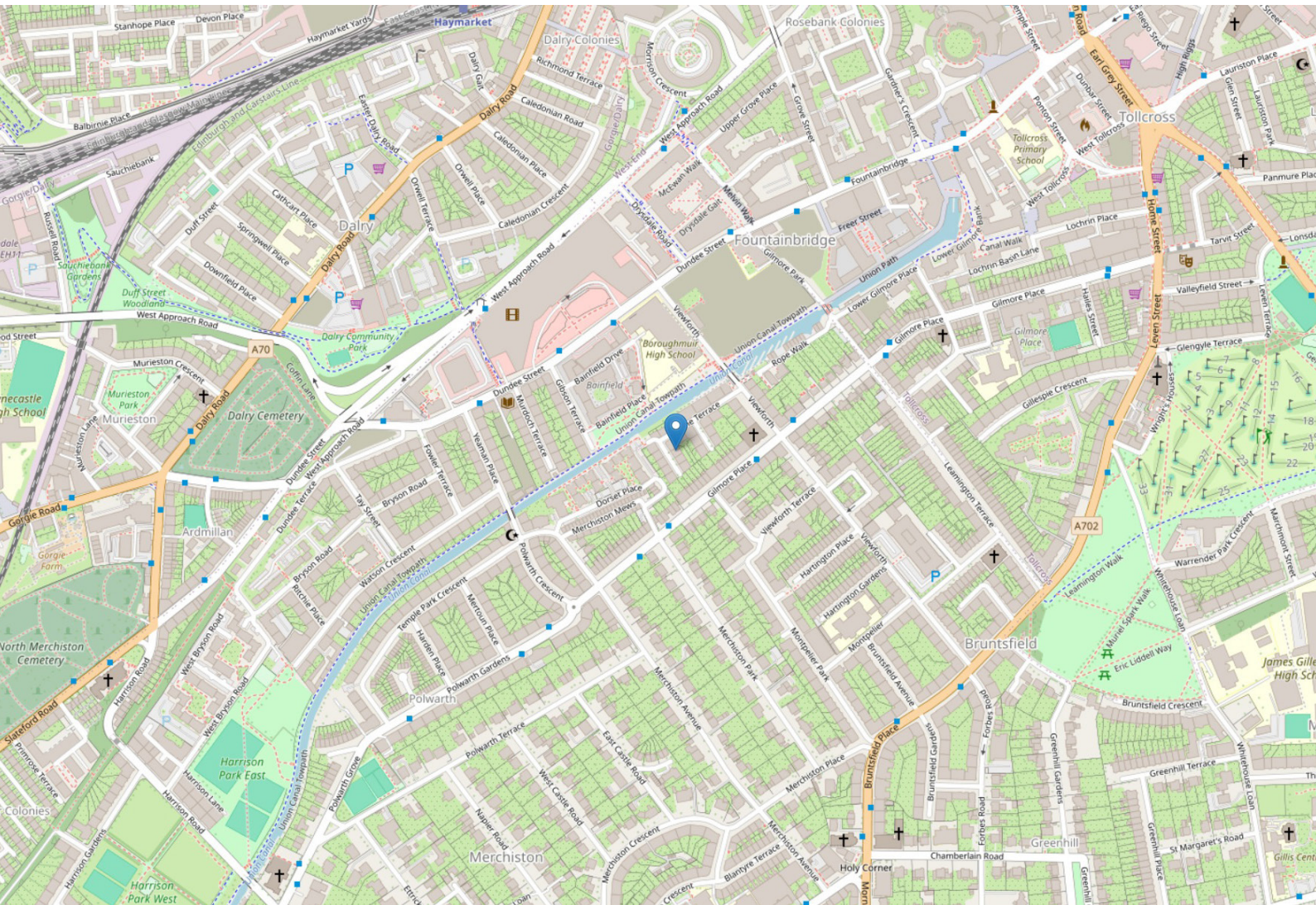


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 46m² | EPC Rating: D



THE LOCATION

Thistle Place enjoys a highly convenient position within the popular Viewforth area of Edinburgh, offering residents the perfect balance of city living and local community charm. Situated just west of Edinburgh's city centre, the area is renowned for its excellent amenities, superb transport links and vibrant atmosphere.





A wide selection of independent cafés, restaurants, shops and supermarkets can be found within easy walking distance, while nearby Haymarket provides additional convenience with its railway station, tram stop and extensive transport connections across the city and beyond. Edinburgh's West End, Princes Street and the city's financial district are all readily accessible, making this an ideal location for professionals and commuters.

The area is also well served by regular bus routes and benefits from easy access to Edinburgh Airport, the City Bypass and Scotland's central motorway network. For leisure and recreation, residents can enjoy nearby green spaces, fitness facilities and cultural attractions, while the picturesque Water of Leith Walkway and Murrayfield Stadium are both within easy reach.

Combining exceptional connectivity with an excellent range of local amenities, Thistle Place remains one of Edinburgh's most sought-after residential locations, appealing to first-time buyers, professionals and investors alike.



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