

12/3 Viewforth Terrace

BRUNTSFIELD, EDINBURGH, EH10 4LH



*Striking lovely two-bedroom tenement flat,
located in sought-after Bruntsfield*



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McEwan Fraser is delighted to present this striking lovely two-bedroom tenement flat to the market. Located in sought-after Bruntsfield, the property offers a great blend of contemporary styling and period character. Internal accommodation includes two bedrooms, a spacious living room, a dining kitchen, and a bathroom with a bath and separate shower. 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, an ornate cornice, and huge levels of natural light from a broad bay window that enjoys elevated views. A striking fireplace with a modern stove creates a lovely focal point for the living room and the proportions on offer will give a new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



A spacious dining kitchen overlooks the rear garden. There is a full range of base and wall-mounted units that offer plenty of prep and storage space. There is a mixture of integrated and freestanding appliances including a dishwasher and a fridge freezer. To one there is a large larder for additional storage and there is plenty of space for a dining table.





Bedroom one is a large double bedroom with plenty of period detailing and huge floor space for a full suite of freestanding bedroom furniture. Bedroom two is a large single bedroom that would make a fantastic nursery or home office if needed.

Accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite and a separate shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2

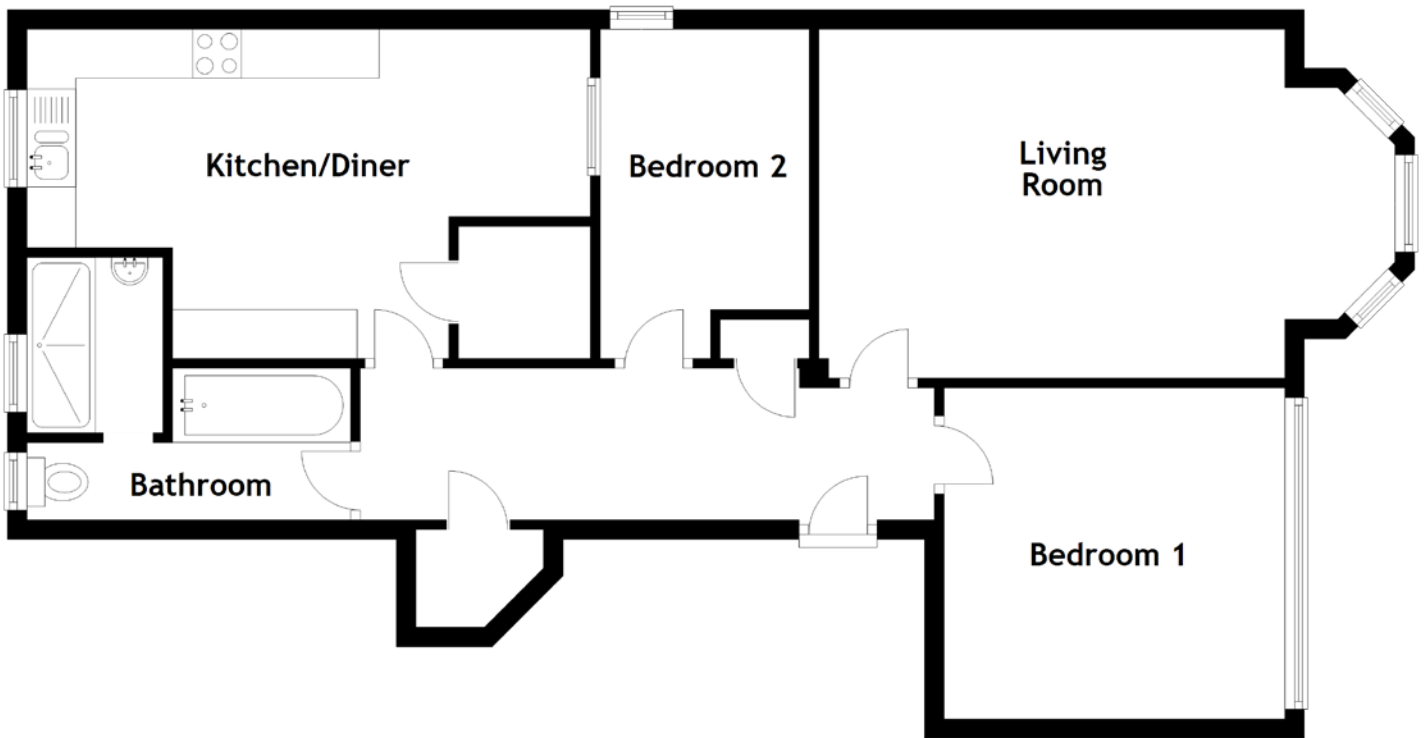


Externally, the property enjoys access to a well-maintained communal garden.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

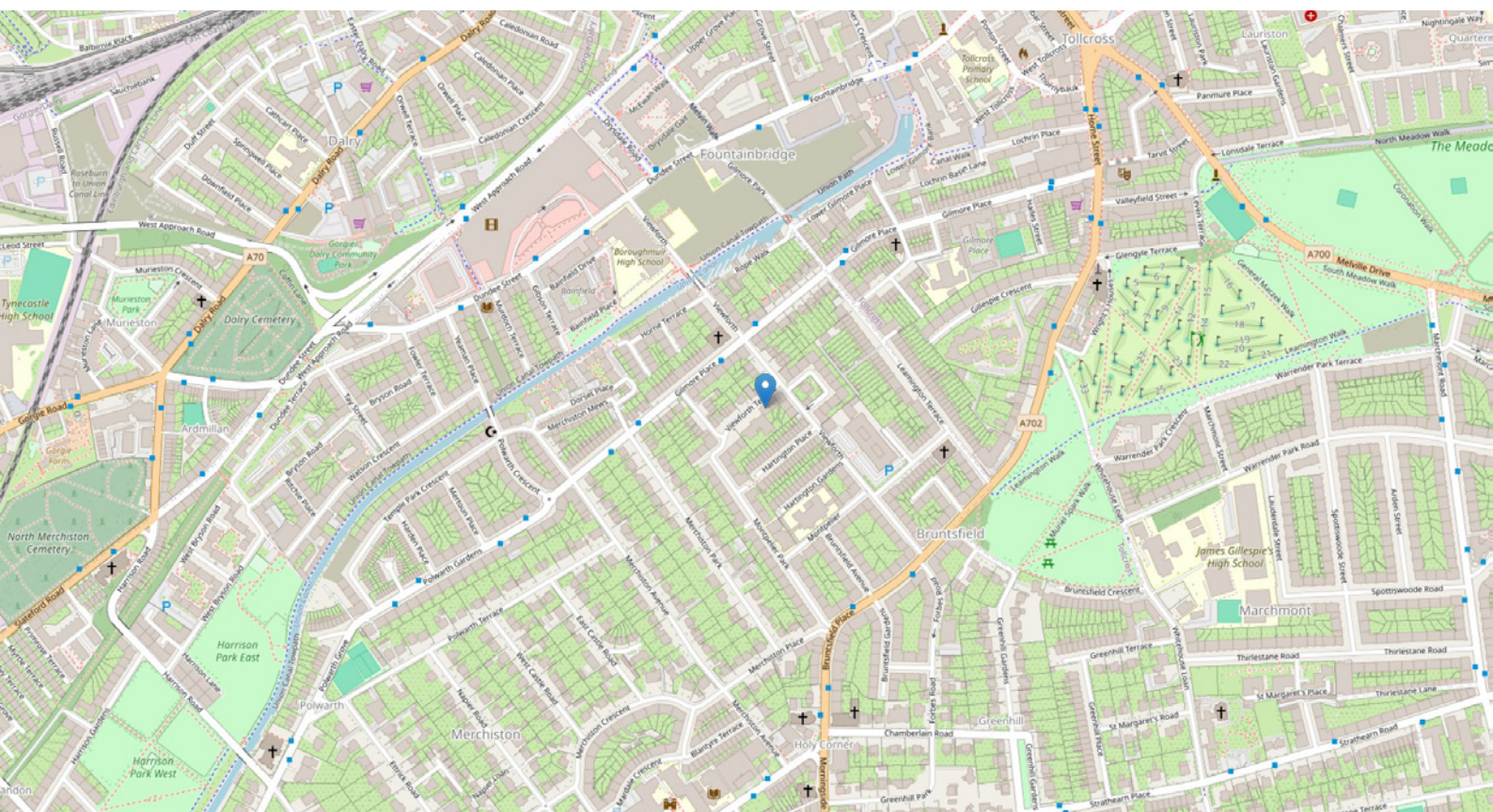


Approximate Dimensions (Taken from the widest point)

Living Room 5.90m (19'4") x 3.57m (11'9")
 Kitchen/Diner 5.77m (18'11") x 3.37m (11'1")
 Bedroom 1 3.49m (11'5") x 3.39m (11'1")

Bedroom 2 3.37m (11'1") x 2.14m (7")
 Bathroom 3.31m (10'10") x 2.85m (9'4")

Gross internal floor area (m²): 75m²
 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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**Part
 Exchange
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