



5 (PF1) Valleyfield Street, Edinburgh, EH3 9LP

Charming two-bedroom ground floor flat with private front garden close to the Meadows & Bruntsfield Links

URQUHARTS
EDINBURGH



DESCRIPTION

5 (PF1) Valleyfield Street is a charming two-bedroom ground floor flat with private front garden situated in the popular Tollcross area, on the edge of the renowned Meadows and Bruntsfield Links. The property is within walking distance to excellent schools, universities and public transport links, and would be fantastic for professionals, families, as a buy to let investment or pied-à-terre

Welcoming entrance hall with storage cupboard; spacious living room / dining room with original fireplace and twin windows overlooking the front garden; bright newly fitted Italian stainless-steel kitchen with wall & base units and appliances; two good sized bedrooms, one with direct access to the south-facing communal garden; and a modern bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Two bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained private front garden and south facing communal rear garden. Residents permit and pay & display on street parking.

LOCATION

Valleyfield Street is situated in the popular residential area of Tollcross, lying approximately one mile to the south of the city centre. The property is ideally located to make the most of City Centre living whilst being on the edge of the tranquil, wide-open spaces of The Meadows, Bruntsfield Links, Holyrood Park and up to Arthurs Seat, whilst leisure facilities are available at Warrender Swim Centre and Royal Commonwealth Pool. The immediate locale provides an excellent range of amenities, from restaurants, bars, coffee shops, takeaways, and convenience stores to historical places of interest and culture, including Edinburgh Castle, Grassmarket and The Royal Mile. Well-regarded primary and secondary schools are within the catchment area with private schooling available at nearby George Watson's College and George Heriot's School. Both Edinburgh and Napier University campuses are within close proximity. Regular bus services operate to & from the city centre and to surrounding areas. The city bypass, Haymarket & Waverly Train Stations and main motorway networks are also within easy reach, giving further access to the major motorway networks, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

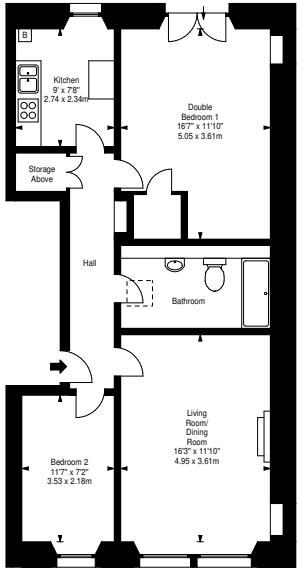
The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category D
Tenure Freehold



Flat 1,
5 Valleyfield Street, EH3 9LP
SquareFoot
Approx. Gross Internal Area
757 Sq Ft - 70.33 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.