



15 (4F2) Viewforth
BRUNTSFIELD | EDINBURGH | EH10 4JD


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Nestled in the heart of sought-after Bruntsfield, moments from the Meadows and Bruntsfield links, excellent local cafes and restaurants and close to good schools and university hubs is this spacious top floor apartment.

Boasting ornate period features, an abundance of natural light, gas central heating, double glazing and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location.

Set in a handsome traditional tenement the property comprises a welcoming entrance hallway with deep storage cupboard and large box room, a bright bay windowed lounge with feature fireplace and detailed cornicing, a contemporary dining kitchen with attractive units and useful pantry cupboard, two well-proportioned double bedrooms and the flat is completed by a stylish shower room.

- Traditional top floor tenement in the heart of Bruntsfield
- Ornate period features, gas central heating, double glazing
- Welcoming hallway with box room
- Bright bay windowed lounge
- Large dining kitchen with attractive units and generous dining space
- Two spacious double bedrooms
- Stylish shower room
- Well-kept communal gardens
- Close to university buildings, parks and the city centre.

Energy Rating C. Council Tax D.

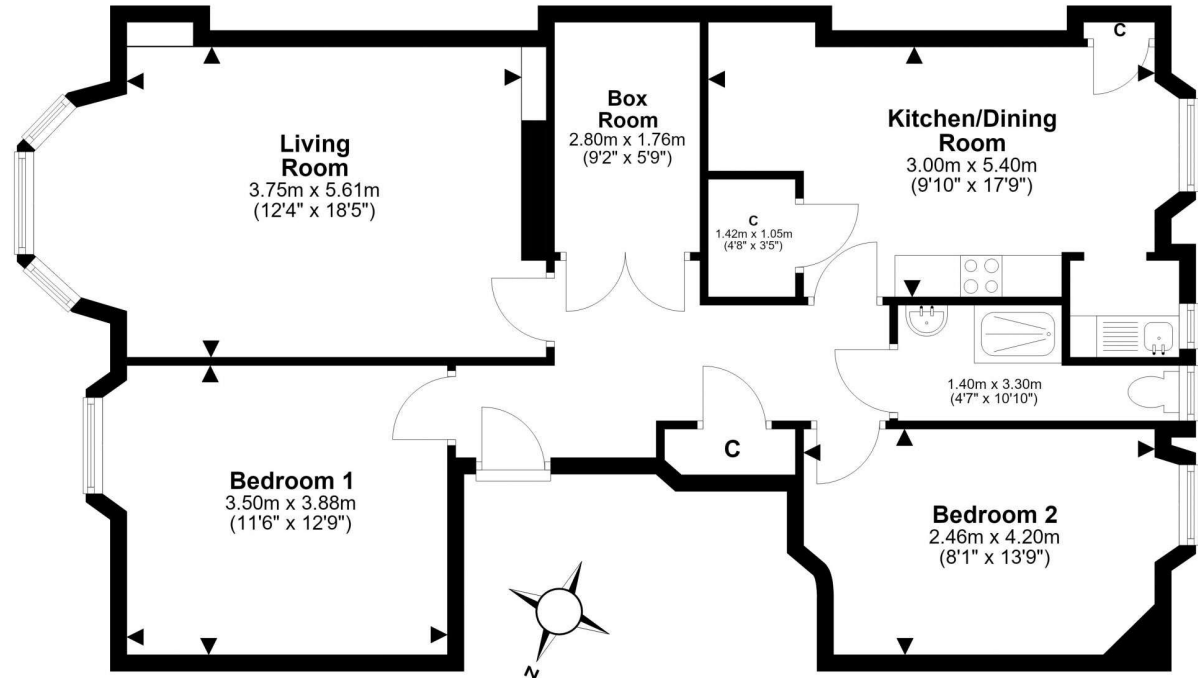
Extras included in this sale will be the curtains and blinds in bedrooms and wired in light fittings,

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Bruntsfield area of Edinburgh which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the City with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. Further amenities are available at neighbouring Morningside and Tollcross with the city centre conveniently close. The delightful open spaces of the Meadows and Arthur's Seat are also within easy reach. The property is located close to both Edinburgh and Napier Universities, with first rate schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas. The City By-Pass and main motorway networks are also close by.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.