



Solicitors & Estate Agents



Offers Over

£210,000

8/5 Horne Terrace

Viewforth | Edinburgh | EH11 1JL

An excellent opportunity has arisen to purchase this delightful 2-bedroom 1st floor flat, forming part of a handsome traditional tenement in the sought after Viewforth district of the city. This lovely home enjoys a quiet cul-de-sac setting and affords a tranquil setting adjacent to the Union Canal, where fantastic uninterrupted views can be enjoyed.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Permit/meter Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

Offered to the market in move-in condition, this attractive home shall undoubtedly appeal to first time buyers/ professionals or small families seeking a highly desirable property in a fantastic location, just a 5 minute walk to Bruntsfield offering excellent amenities, superb transport links and reputable schooling (including Bruntsfield Primary School, which is the catchment school for the property). The property would also make an ideal investment opportunity. The light-filled accommodation comprises; entrance hallway with storage provisions. There is a sunny, front-facing reception/dining room with shelved recess and cornice work. A stylish fitted kitchen offers white sleek ample wall and base units, with complementary worktops incorporating the sink unit and built-in electric hob, oven and hood above. In addition, there is an integrated dishwasher with further appliances included in the sale. Located to the rear and enjoying the tranquility of the Union Canal beyond, the two bedrooms can be found, with the larger of the two benefiting from built-in storage. Completing the accommodation is the modern shower room, comprising of a white three piece suite with shower enclosure housing the dual Rainfall shower. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in hob/oven/hood, integrated dishwasher, free standing fridge and washer/dyer.

Externally

There is a communal garden located to the rear of the building with gated access leading directly to the Canal. A mix of on-street parking, permit and metered parking is available within the area.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

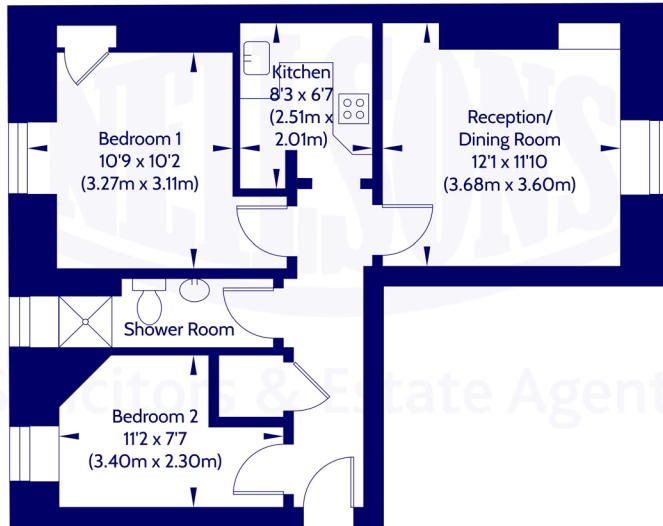
Horne Terrace is nestled in the sought-after Viewforth district of the city, known for its attractive period architecture, leafy streets, and relaxed yet cosmopolitan atmosphere. Horne Terrace lies on the periphery of vibrant Bruntsfield, a delightful location with excellent cafés, restaurants, and boutique shops. Fountain Park Leisure Complex is close at hand providing a range of amenities including a cinema, gym and bowling. Frequent bus services offer easy access to the city centre and surrounding areas. The delightful open spaces of Bruntsfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park.





Approx. Gross Internal Floor Area 49 Sq M / 529 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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