

COULTERS[©]

1/5 THISTLE PLACE

VIEWFORTH, EDINBURGH, EH11 1JH

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Blink and you may miss the entrance to 1/5 Thistle Place, tucked away on a tranquil street just a stone's throw from the beautiful Union Canal waterfront. Forming part of a traditional tenement building, this charming flat has been a much-loved home since the 1980s and has been carefully maintained and upgraded over the years. Now ready for its next chapter, the property offers a comfortable and well-proportioned home in a wonderfully peaceful setting.

The bright and well-proportioned living room enjoys an outlook to the front of the property, creating a comfortable space in which to relax and unwind.

KEY FEATURES



Bright and engaging 1st floor flat.



Two well proportioned double bedrooms.



Shared garden.



Residents' on street permit holder parking.



A stone's throw from the Union Canal walkway.



Excellent local amenities nearby.



EPC Rating - E



Council Tax Band - C



Open plan to the living area, the practical kitchen is fitted with a range of wall and base-mounted cabinetry, generous worktop space and appliances including an electric hob, oven, washing machine and fridge, providing everything required for everyday living.

There are two comfortable double bedrooms, both enjoying an outlook to the front and enhanced by attractive cornicing which adds character and charm. A shower room and separate WC provide useful facilities, while the lowered ceiling within the hallway creates valuable overhead storage space.

To the rear, there is a shared garden accessed via the communal hall. Residents' permit holder parking is available on the street outside.



THE LOCAL AREA

Viewforth is a highly desirable residential area situated just southwest of Edinburgh's city centre, offering an excellent balance of convenience, green space and vibrant local amenities. The area is particularly popular with professionals, students and families, benefiting from a lively yet relaxed atmosphere and close proximity to the excellent selection of independent cafes, restaurants, bars and boutiques found in nearby Bruntsfield.

Residents are also within easy reach of Fountain Park, which offers a wide range of leisure and entertainment facilities including a cinema, gym, bowling alley, restaurants and supermarkets. Further shopping and everyday amenities are available throughout the surrounding districts of Tollcross and Morningside.

The area is exceptionally well positioned for outdoor recreation, with the Union Canal and Bruntsfield Links both nearby, providing attractive spaces for walking, running, cycling and socialising.

Viewforth benefits from excellent transport connections, with regular bus services providing swift access across the city and beyond. Haymarket Station, the Edinburgh Tram network and the City Bypass are all easily accessible. The area is also ideally located for Edinburgh and Napier Universities, while well-regarded local schooling includes Bruntsfield Primary School and Boroughmuir High School.

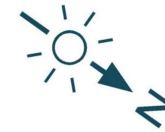
EXTRAS

All fitted flooring, curtains, light fittings and white goods are included in the sale price. The furniture is available if required.

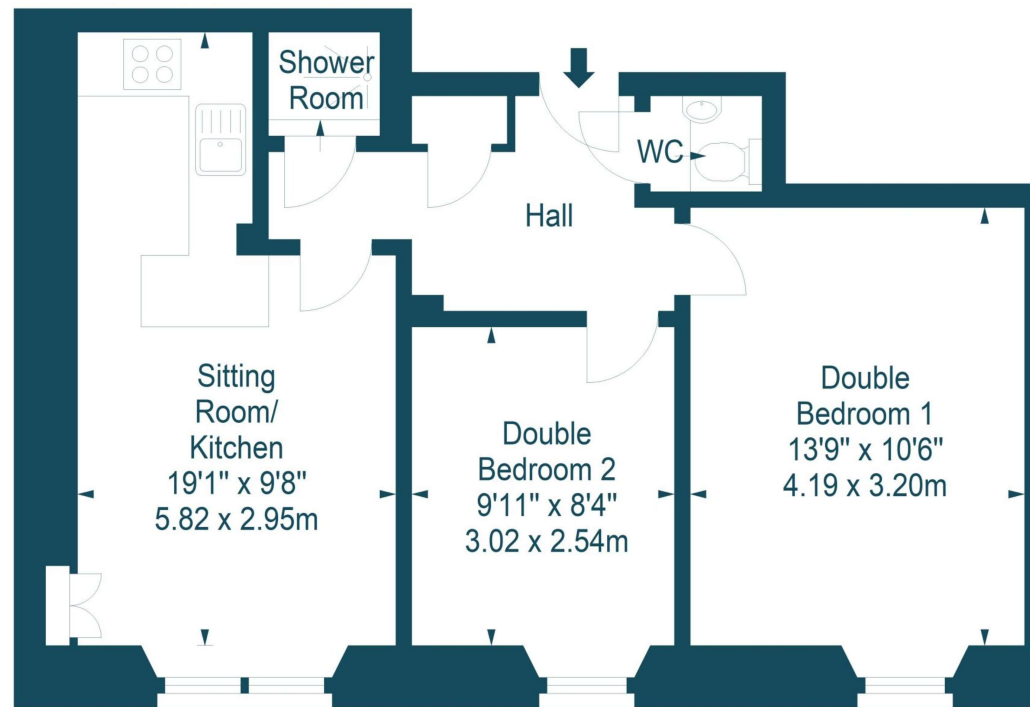




Thistle Place,
Edinburgh,
Midlothian, EH11 1JH



Approx. Gross Internal Area
519 Sq Ft - 48.22 Sq M
For identification only. Not to scale.
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First Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.