



3/6 McNeill Street

Polwarth, Edinburgh, EH11 1JN



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Well-presented 1-bed first-floor flat with stylish interiors in popular Viewforth.

- Sitting/dining room
- Kitchen
- Double bedroom
- Stylish shower room
- Seperate WC
- Secure entryphone system
- Communal rear garden
- Ideal for a first-time buyer
- Excellent location close to local amenities
- Gas central heating & double glazing



Offers Over:

£220,000



Further information can be found in the home report.

About the Property

Situated within the popular Viewforth area of Edinburgh, this well-presented first-floor flat offers an excellent opportunity for a first-time buyer.

The accommodation comprises a spacious sitting/dining room, stylish modern kitchen with quartz worktop, generous double bedroom, contemporary shower room and separate WC.

The property is presented in good order throughout and further benefits from gas central heating and double glazing.

Conveniently located close to a wide range of local amenities, shops, cafés and excellent transport links, with Edinburgh city centre easily accessible.

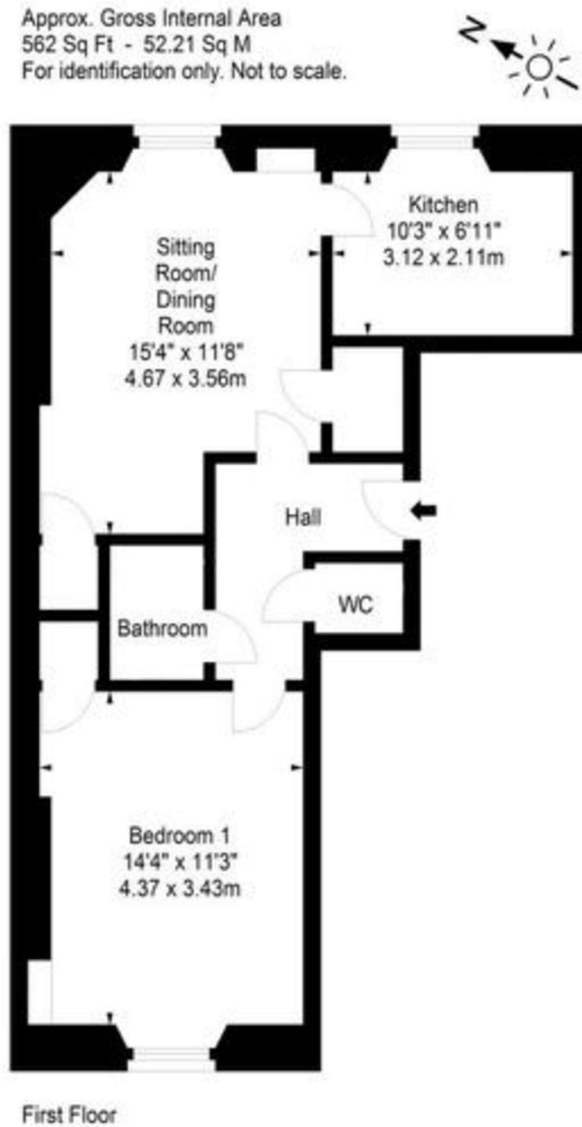
Extras

To include light fittings (with the exception of the fitting in the bedroom) fitted floor coverings, curtains, curtain poles, blinds in addition to the white goods within the kitchen; - oven, hob, fridge/freezer, dishwasher and automatic washing machine.





Floor Plan



Location

Viewforth lies approximately one mile to the south of Edinburgh City Centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops.

The property is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows, which has excellent tennis courts, and Bruntsfield Links with a pitch and putt. Edinburgh City Centre can be reached on foot in under 15 minutes and there is an excellent range of bus services on both Gilmore Place and Bruntsfield Place.





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