



COULTERS[©]

2F3, 16 ST. PETERS PLACE

VIEWFORTH, EDINBURGH, EH3 9PH

 1 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

16 (2F3) St. Peters Place is a beautifully presented, bright and desirable second floor flat forming part of a traditional Victorian tenement building located in the popular area of Viewforth in the South East of Edinburgh. Tastefully combining contemporary décor with fine period features, the home boasts engaging spaces throughout.

With a light, south westerly orientation, the gorgeous bay windowed sitting room offers views to the front of the property (down to the canal), framed by wood panelling. A fine marble fireplace creates a lovely focal point in the room.

KEY FEATURES



Extremely desirable second floor Victorian tenement flat.



Charming double bedroom and large boxroom.



Shared garden and within sight of the Union Canal walkway.



Residents permit holder parking.



Located in the popular residential area of Viewforth.



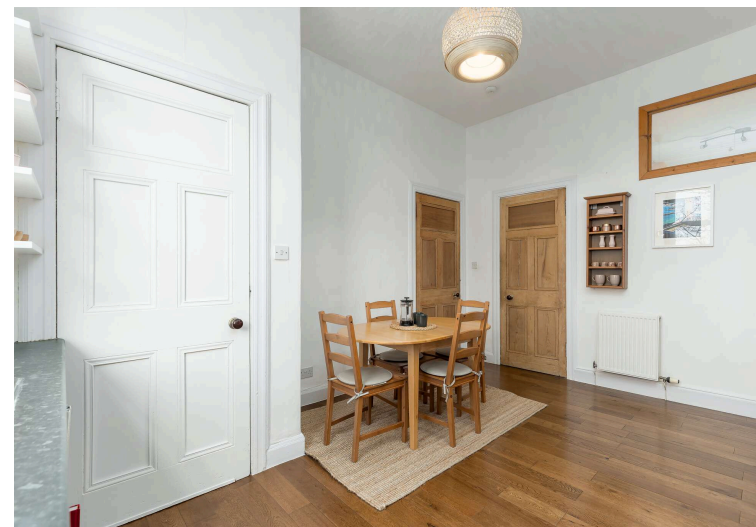
Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - C



Underfoot the original floorboards have been stripped and sanded to show the beauty of the room, whilst overhead there is original cornice work.

The spacious kitchen / dining room is fitted with both wall and base mounted cabinetry, incorporating a gas hob, electric oven, extractor hood and fridge/freezer. There is ample space for a dining table and chairs for the inhabitants of the home to come together.

Overhead there is a practical washing pulley, a charming pantry and a utility room (housing the washing machine) is located off.





MORE INFORMATION

The tranquil double bedroom has views to the rear of the property across the city skyline, framed again by yet more attractive wood panelling. There is attractive wood flooring and a simple, yet elegant cornice with a picture rail.

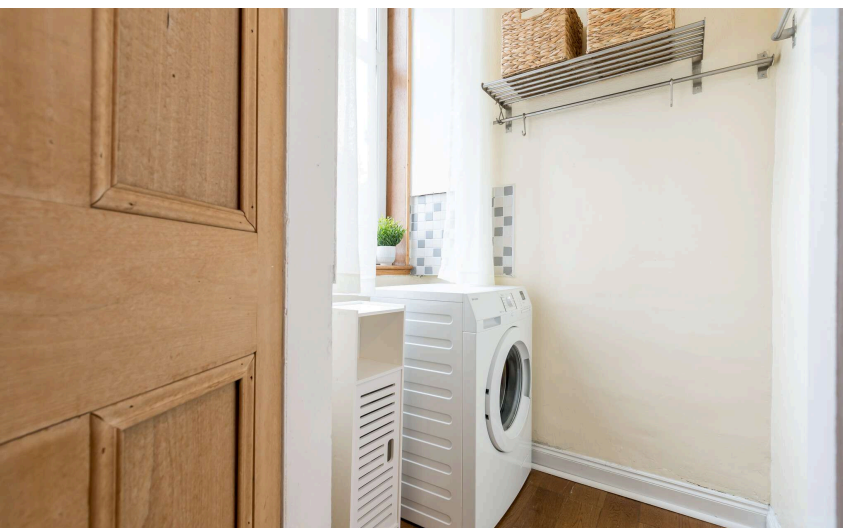
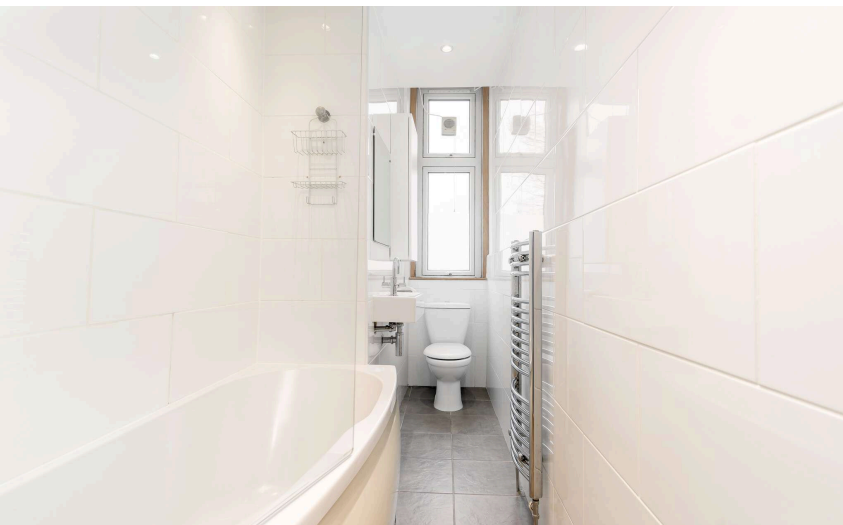
The large box room is generously proportioned and gains natural light from a large glazed high window overhead. Further storage cupboards are located in the hall.

The bathroom, fitted with a white three piece suite comprising; bath (with shower over), WC and wash hand basin.

Heating and hot water are provided by gas central heating (new boiler in 2024) and there is double glazing.

Externally, there is a shared garden to the rear of the property, mainly laid to lawn. Residents' permit holder parking is available on the street outside.









THE LOCAL AREA

St Peters Place occupies a prime city centre location adjacent to the Union Canal in Edinburgh's desirable Viewforth. It lies between neighbouring Bruntsfield & Fountainbridge both of which offer a wide range of shops.

Residents' are lucky to have all the Capital's city centre attractions within strolling distance. Buses are many and Haymarket Rail Station is just 10 mins' walk; nearby Bruntsfield Links, The Meadows and Harrison Park provide open park space.

The immediate surrounding vicinity has seen tremendous redevelopment in recent times and on-going investment is evident showing both residential & commercial projects underway.



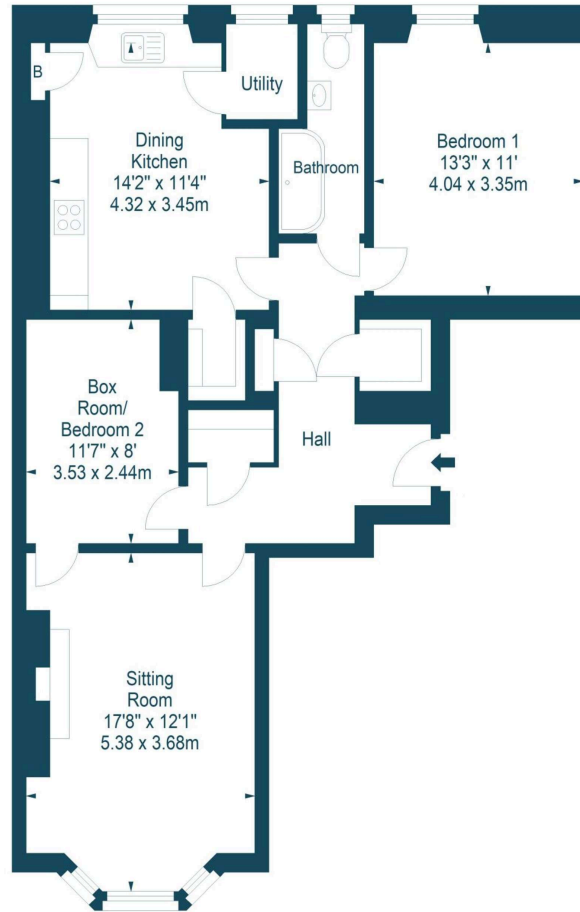
EXTRAS

All light fittings, curtains, wall mounted shelving/storage and kitchen appliances are included in the sale price.

St. Peters Place,
Edinburgh,
Midlothian, EH3 9PH



Approx. Gross Internal Area
864 Sq Ft - 80.27 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

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.