

SIMPSON & MARWICK

15 VIEWFORTH GARDENS, BRUNTSFIELD, EDINBURGH, EH10 4ET

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This well-presented, three-bedroom main door flat offers a perfect blend of period charm and modern convenience.

Upon entering, the mosaic-tiled vestibule leads to a welcoming hallway with a pulley system and a useful storage cupboard.

The spacious sitting room, featuring a bright bay window, period cornicing, and a feature gas fire, offers an inviting space for relaxation. The open-plan kitchen/ diner is well-equipped with an integrated gas hob and oven, partial tiling, and a window bench.




BREAD

The flat includes two double bedrooms, one with a built-in wardrobe and Edinburgh press cupboard, and a single bedroom, providing flexible accommodation options. The property also features a well-appointed bathroom with a chrome heated towel rail, three-piece suite, and an over-bath shower. This property benefits from single glazing and efficient gas central heating. Outside, a private gated front and side garden offer low-maintenance outdoor spaces, while a communal south-west facing rear garden provides a sunny spot for relaxation. Parking is available via residents permit.





## LOCATION

Situated in the desirable Bruntsfield area of Edinburgh, this property enjoys easy access to a variety of local amenities, cafes, and shops.

Excellent public transport links offer straightforward access to the City Centre and beyond.



**Fixtures and Fittings**
All blinds will be left as part of the sale, whilst other items may be available through separate negotiation.

**Viewing Details**
By appointment contact Simpson & Marwick.






**15 VIEWFORTH GARDENS**
Bruntsfield, Edinburgh, EH10 4ET

Approx. Gross Internal Area:
1173.0 Sq Ft (109 Sq M)

## Ground Floor




For Identification purposes only.
Not to scale.


| Edinburgh | North Berwick | Aberdeen |
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