

McDougall McQueen
solicitors & estate agents

43/3 Viewforth, Edinburgh, EH10 4LA

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Welcome

Situated within a traditional tenement building in the popular Viewforth area of Edinburgh, this one-bedroom first-floor flat, which also benefits from a separate box room, offers an excellent opportunity for buyers looking to acquire a property with scope to modernise and create a home to their own taste and specification. Whilst the property would now benefit from a programme of upgrading and modernisation, it offers considerable potential for an incoming purchaser to enhance and personalise the accommodation, making this an appealing prospect for first-time buyers, professionals or investors alike. Early viewing is recommended to fully appreciate the potential and excellent opportunity on offer.

Features

- Reception hallway
- Front facing living room
- Dining kitchen
- Generous double bedroom
- Box room
- Bathroom comprising WC, wash hand basin and bath
- Sash and case single glazing
- Gas central heating
- Communal garden to the rear
- Permit and metered parking available







Viewforth

Viewforth is a popular and well-established residential area situated to the south-west of Edinburgh city centre, offering an excellent balance of convenient city living and local amenities. The area benefits from a wide range of nearby shops, cafés, restaurants and everyday services, with further extensive shopping and leisure facilities available in neighbouring Bruntsfield and Morningside. There are excellent public transport links providing easy access to Edinburgh city centre and surrounding areas, together with convenient road links for commuting further afield. The nearby green spaces of Harrison Park and Bruntsfield Links provide attractive outdoor recreational opportunities, while a selection of highly regarded schools and other educational facilities are also within easy reach. Viewforth is ideally positioned for those seeking a well-connected residential setting with the many attractions of Edinburgh close at hand.

Extras

Sold as seen.



Get in touch

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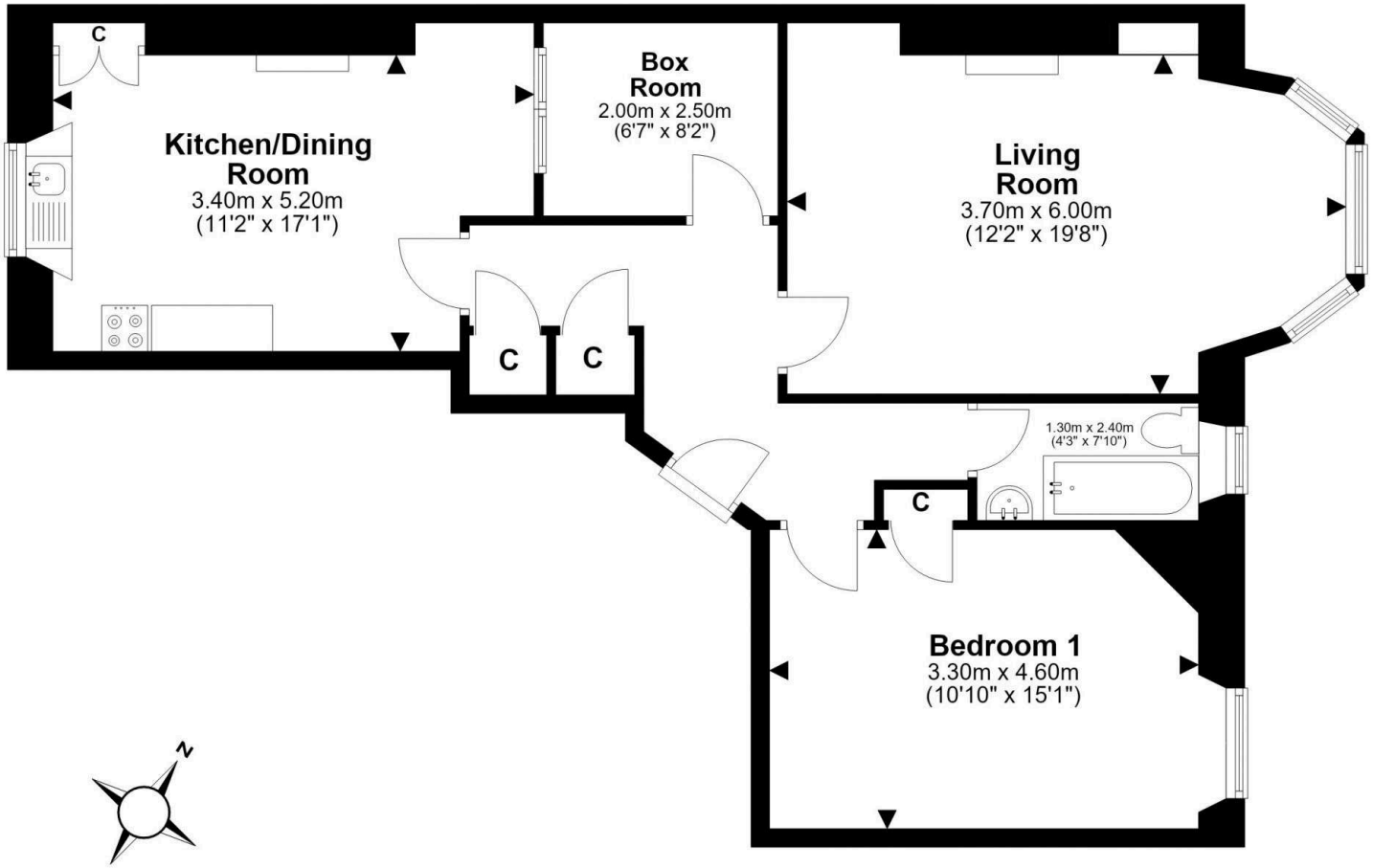
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.