

**13/6 Dorset Place
Edinburgh EH11 1JQ**

Offers Over £250,000

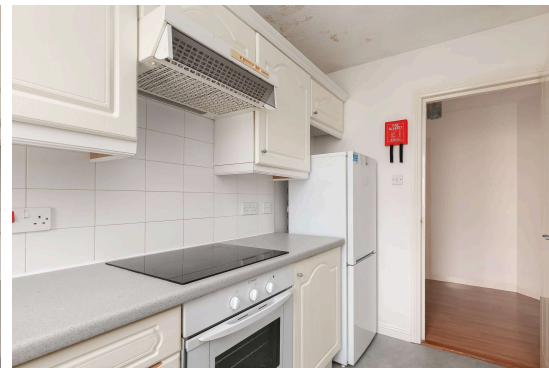
- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two double bedrooms both with fitted wardrobes
- Bathroom fitted with three-piece suite and electric shower over bath
- Electric heating and double glazing throughout
- Residents parking
- Communal gardens

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £900

Shared Ownership: No



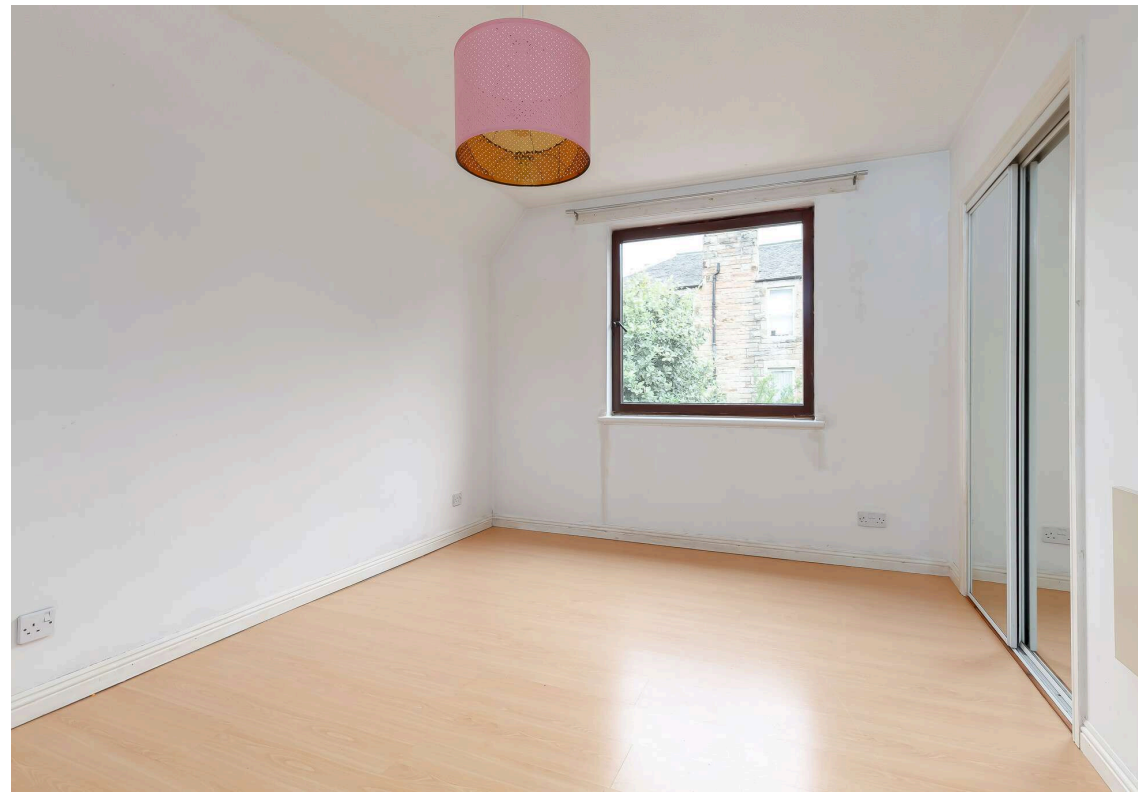
Flat

This superb second-floor flat, situated in the heart of ever-popular Viewforth, offers an excellent opportunity for first-time buyers, young professionals, or buy-to-let investors. Boasting a fantastic location with excellent transport links and amenities nearby, early viewing is highly recommended.

The accommodation includes a welcoming entrance hallway with a large storage cupboard and housing for the hot water tank. The spacious living and dining room enjoys an open outlook, and furniture is available by separate negotiation. The kitchen is fitted with a range of wall and base units, an electric hob and oven, and integrated appliances which are included in the sale. There are two generous double bedrooms, both featuring built-in wardrobes that provide excellent storage with the master featuring a large storage cupboard offering great storage or potential to reinstate an en-suite subject to relevant planning permissions. The bathroom is fitted with a three-piece suite and an electric shower over the bath. Further benefits include electric heating, double glazing throughout, an allocated residents' parking space, and access to well-maintained communal gardens. Please Note : The property is factored by Philip Bald Accountancy with an annual fee of approximately £900 and this includes buildings insurance and maintenance, no warranties given for systems.

Dorset Place is ideally located just a 13-minute walk from Bruntsfield's boutique shops and cafes, 14 minutes from Haymarket Station, and only 5 minutes from Fountain Park's cinema, gym, and dining options. Excellent bus services provide swift access across Edinburgh, while the nearby city bypass offers convenient travel to the airport, South Gyle, and the wider motorway network. Local amenities include a wide range of supermarkets such as Sainsbury's Local, Aldi, Lidl, Tesco, and Waitrose, as well as the Edinburgh West Retail Park. Schooling includes Bruntsfield Primary and the highly regarded Boroughmuir High School. Residents can also enjoy nearby green spaces like Harrison Park and scenic walks along the Union Canal, along with a vibrant selection of cafes, restaurants, and bars.

Viewing by appointment on 0131 337 1800

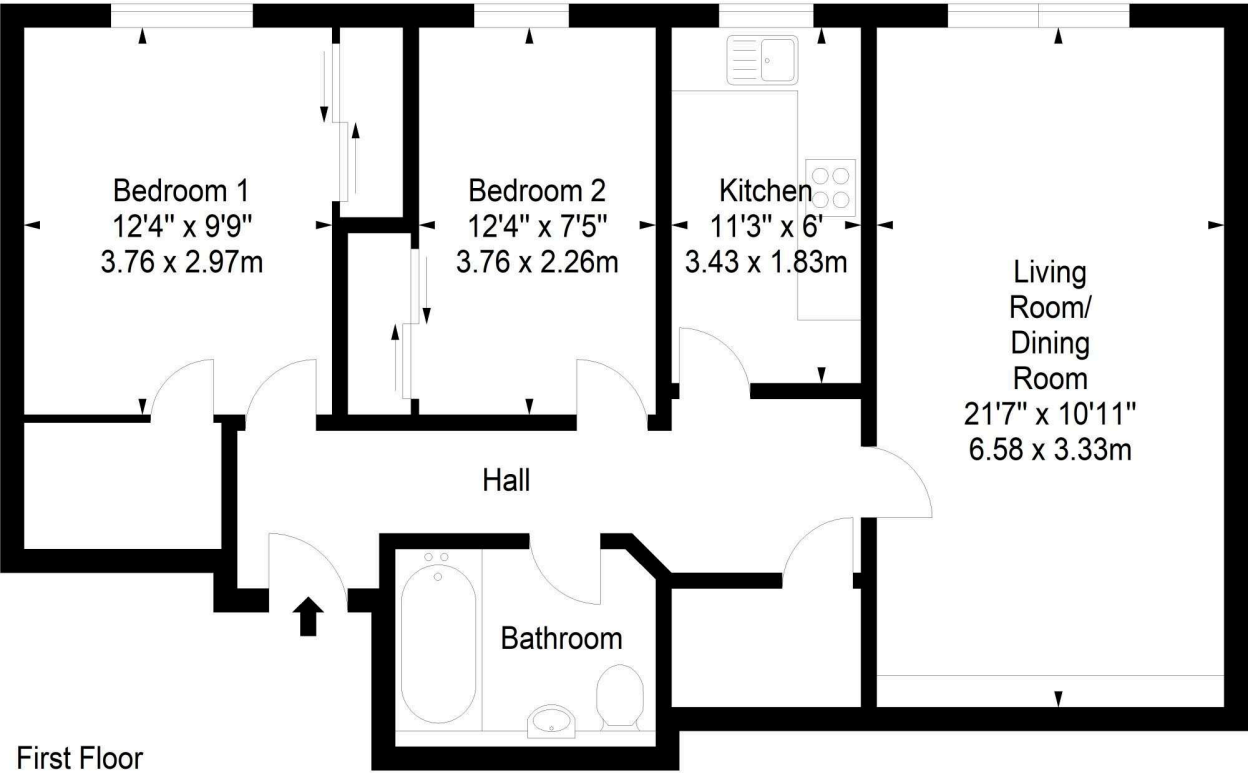
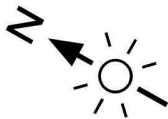




**Dorset Place,
Edinburgh,
Midlothian, EH11 1JQ**



Approx. Gross Internal Area
775 Sq Ft - 72.00 Sq M
For identification only. Not to scale.
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First Floor



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