BlairCadell
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18 3F2 Viewforth Gardens
Edinburgh EH10 4ET

Fixed Price £235,000

- Charming 1 bed top floor tenement
- Sought after location
- Lounge/diner with gas fired stove
- Double bedroom
- Kitchen with ample storage
- Bathroom with 3 piece suite and mains shower over bath
- Double glazing and gas central heating
- Communal garden and residents permit parking

Council Tax Band: C
Tenure: Freehold
Annual Service Charge: £365

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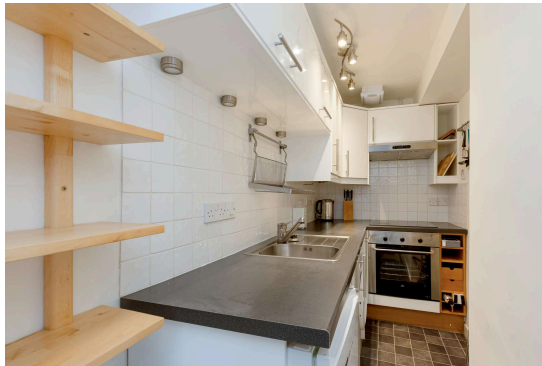

One bed top floor tenement flat

Situated within the highly sought-after Viewforth area of the city, this charming one-bedroom property is peacefully located on a leafy cul-de-sac, enjoying beautiful open views and a wealth of attractive period character. Ideally placed for the vibrant amenities of Bruntsfield, the property combines a tranquil setting with an excellent location and everyday convenience. This delightful home is sure to attract a wide range of buyers.

The welcoming lounge/dining room is a delightful living space featuring period details, a cosy gas fired stove, and a charming window seat perfectly positioned to take in the lovely open views, a generous walk-in storage cupboard offers ample space for coats, household essentials and everyday storage. Complementing the living space, the well-appointed kitchen is fitted with an electric oven and hob and range of wall and base units, offering ample storage and workspace for everyday cooking. Its practical layout maximises both functionality and convenience, making it well suited to modern living. The generously proportioned double bedroom provides a comfortable retreat with plenty of space for freestanding furniture and additional storage and further benefits from beautiful views and features an elegant decorative fireplace, adding to the property's character and appeal. Completing the accommodation is a contemporary bathroom fitted with a three-piece suite and a mains shower over the bath. Further benefits include gas central heating and double glazing ensuring comfort and energy efficiency throughout the year.

Externally, residents enjoy access to a communal garden, providing an attractive outdoor space in which to relax. On-street residents' parking is also available, adding to the property's overall convenience.

Viewforth is a sought-after area of Edinburgh, known for its blend of traditional charm and modern convenience. Located close to Bruntsfield, Morningside and the city centre residents can enjoy a vibrant mix of dining options, from artisan bakeries and independent cafés to cosmopolitan bars and restaurants, creating a lively and community-oriented atmosphere. For everyday essentials, there are several supermarkets, including Sainsbury's Local and Tesco Metro, conveniently located nearby. The property is also ideally positioned within easy reach of Princes Street and Edinburgh city centre, making it particularly convenient for those looking to enjoy the capital's extensive shopping, dining, cultural and leisure amenities.

For outdoor enthusiasts the Union Canal, located just minutes away, offers a scenic route for walking and cycling whilst The Meadows park and Bruntsfield Links offer expansive open areas for recreation and relaxation. Additionally, residents have access to various leisure facilities, including cinemas, theatres, golf courses, and the Royal Commonwealth Swimming Pool.
The property is ideally situated within easy reach of both the University of Edinburgh and Edinburgh Napier University, making it particularly appealing to students, academics and university staff. The area also benefits from excellent transport links, with frequent bus services providing easy access to Edinburgh city centre and surrounding areas. For those commuting by car, the City Bypass is readily accessible, offering convenient connections to Edinburgh Airport and the wider Central Scotland motorway network.

Viewing by appointment 0131 337 1800

Viewforth Gardens, Edinburgh, Midlothian, EH10 4ET

SquareFoot

Approx. Gross Internal Area
475 Sq Ft - 44.13 Sq M
For identification only. Not to scale.
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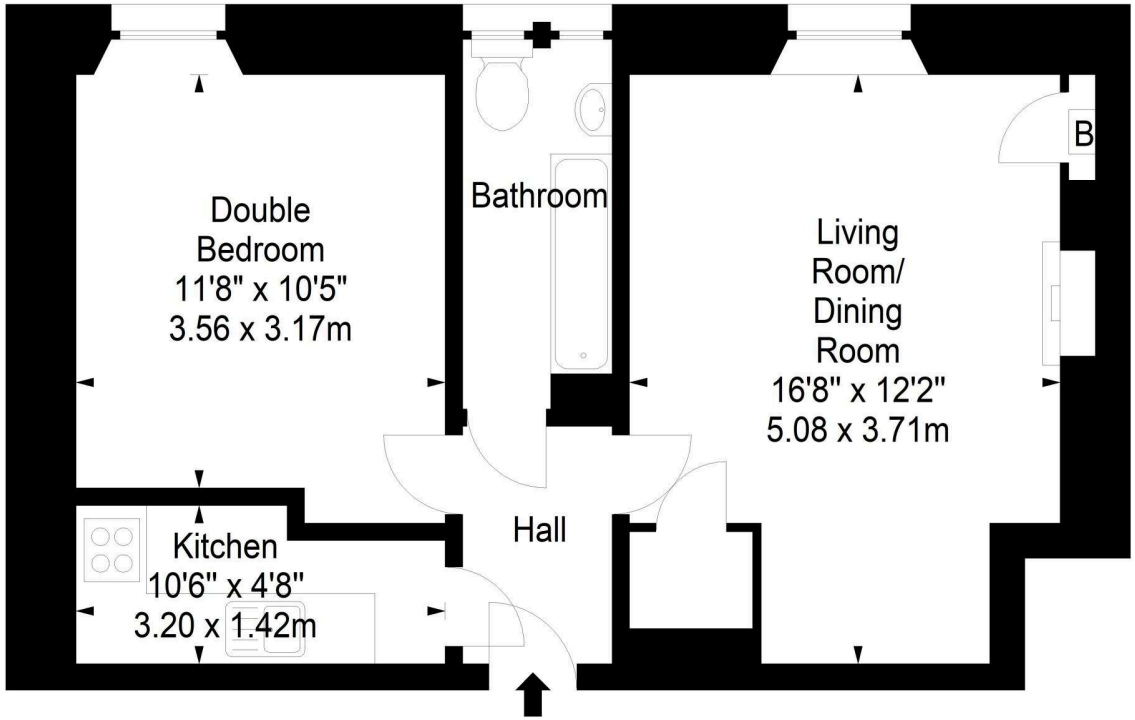

Third Floor

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