



## 6/3, Viewforth Terrace, Bruntsfield, Edinburgh, EH10 4LH

Tastefully-Presented, One-Bedroom, Second-Floor, Traditional Flat.

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# Property Description

Tastefully presented, one-bedroom, second-floor flat, forming part of an impressive traditional stone-built tenement. Located in Edinburgh's highly sought-after Bruntsfield area, just south of the city centre.

Comprises an entrance hallway, living room and dining/kitchen, a double bedroom, box/guest room, and a bathroom.

This period property includes tall ceilings, varnished wood flooring, ornate cornice-work, and stripped wood-panelled doors. A well-proportioned floor plan also includes electric heating (gas supply available), a fitted kitchen, a secured entry system, and good storage provision.

The communal hall has a large skylight cupola, and there is a well-maintained shared garden in addition to zoned street parking.

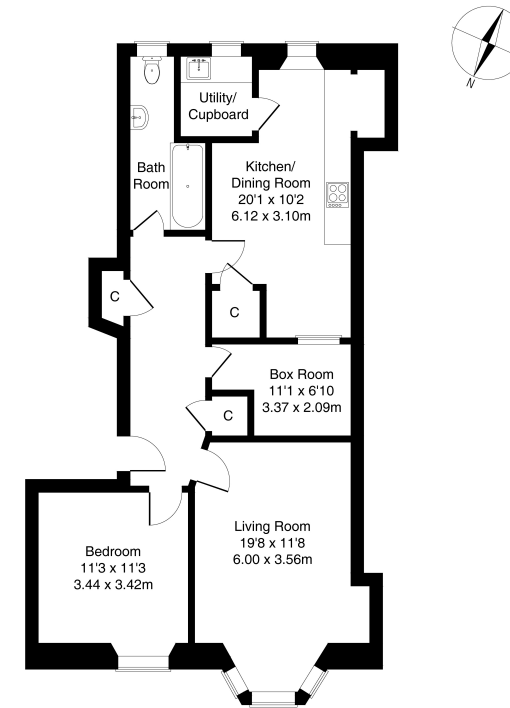
A welcoming entrance hall, with generous storage, showcases the richly-toned hardwood flooring which flows throughout most of the flat. The classically-proportioned living room features a wide bay window, ornate cornice-work, a traditional fireplace and an open Edinburgh Press, and offers ample room for dining furniture.

Set to the rear, a spacious dining kitchen, with a pantry cupboard, features modern units, solid oak worktops and space for appliances, whilst an adjoining utility cupboard houses a stainless-steel sink with a drainer, additional units and room for further appliances.

A front-facing double bedroom continues the generous dimensions and eclectic presentation found throughout, whilst a box room provides a good-sized flexible space. Completing the accommodation, the rear-facing bathroom comprises a white three-piece suite, with a shower-over-bath and tiled splash walls.

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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Highly desirable Bruntsfield is ideally positioned for families, professionals, and students alike, with its proximity and good connections to the city centre financial districts and to several universities. The bustling local streets offer popular bistros, restaurants, bars, cafes, and specialist shops, creating a continental ambience. There is further excellent shopping in nearby Church Hill and Morningside, which boasts one of the city's two Waitrose supermarkets, the Dominion

multi-screen cinema, and the Church Hill Theatre. The Bruntsfield Links and the Meadows offer vast open parklands, whilst there are peaceful walkways along the Union Canal, and the Fountain Park leisure complex provides a multi-screen cinema and a gym. With many parts of Edinburgh's centre available on foot, there is also regular public transport available from Gilmore and Bruntsfield Place.





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