



## 6 Viewforth Gardens, Bruntsfield, Edinburgh, EH10 4EU

Tastefully Presented and Spacious, Three-Bedroom, Main-Door, Ground-Floor Flat

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# Property Description

Tastefully presented and spacious, three-bedroom, main-door, ground-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 a vestibule, hallway, a flexible living room/principal bedroom, kitchen, dining/living room, two further double bedrooms and a shower room.

With the potential of a three-bedroom configuration, this period property includes tall ceilings, ornate cornice work, a front-facing bay window and classically proportioned rooms. In addition, there is gas central heating, a fitted kitchen with appliances and good storage provision, including an external cellar.

Externally the property benefits from a highly maintained and secluded, shared rear garden; and a private garden to the front. Set adjacent to the iconic Bruntsfield Links and Meadows parklands, this cul-de-sac setting offers a quiet retreat in the heart of a vibrant, cosmopolitan area.

Some images have been virtually renovated.

An entrance vestibule, with a mosaic-tiled floor, opens into a spacious hallway, with built-in storage. On the right, a flexible classically proportioned living room is fronted by a wide, wood-panelled bay window and features a high ceiling with elaborate plasterwork and a ceiling rose. This well-presented reception room, provides a generous space for a potential principal bedroom, making a three-bedroom layout.

Next door, a kitchen is fitted with a range of wall and base units and includes a freestanding cooker, a fridge and a washing machine. The kitchen conveniently opens into a dining/living room space (with separate hall access), featuring an Edinburgh Press and providing options for alternative use as the main living room, if desired.

Set to either aspect, two further double bedrooms are bright and well-proportioned, with bedroom two further benefiting from built-in wardrobe storage. Completing the accommodation, a good-sized shower room, with storage, comprises a shower cubicle, basin, WC and a bidet.

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Approximate Gross Internal Area: (839 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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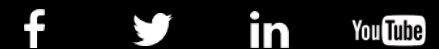
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### Glasgow Office

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