



20/13, St Peters Place, Edinburgh, EH3 9PQ

Well Proportioned One-Bedroom, Top-Floor (Fourth-Floor) Flat with Skyline Views

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Property Description

Well-proportioned, one-bedroom, top-floor (fourth) flat, with skyline views to the city, including the Castle, Arthur's Seat and to the Forth and Fife.

Forming part of a traditional stone-built tenement, situated by the Union Canal, in the popular Viewforth area, west of the city centre.

A fantastic opportunity to acquire a superbly located city centre property, ideal for the business and university districts.

Comprises an entrance hall, open-plan living/dining/kitchen, a double bedroom, and a bathroom. Requiring full-refurbishment, features include gas central heating, double glazing, a secure entry system and a well-maintained shared garden.

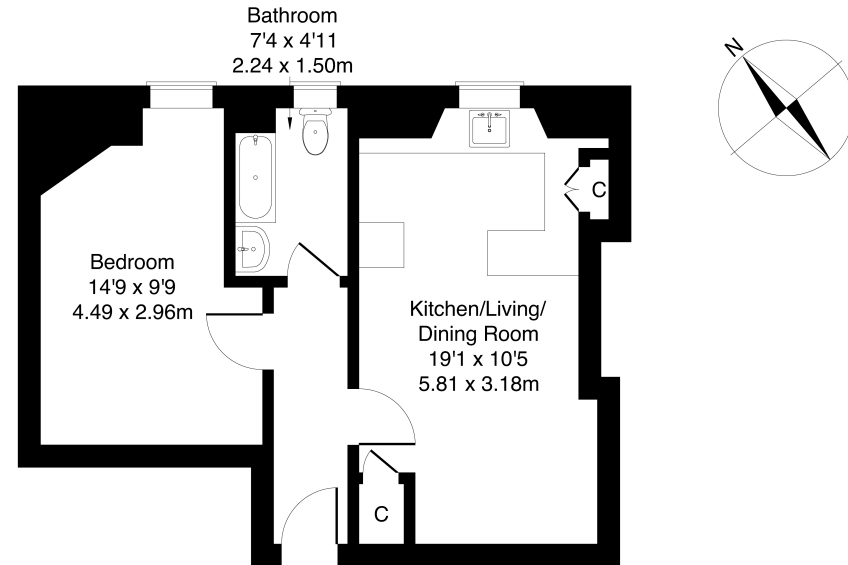
An entrance hallway offers access to all rooms for convenience, leading into an open-plan living/dining/kitchen area that, while in need of comprehensive refurbishment, provides a flexible layout and includes a built-in cupboard for additional storage.

The generously sized bedroom can accommodate further furniture and is enhanced by a large window that brings in plenty of natural light. Completing the property is a bathroom fitted with a three-piece suite, including a bath, presenting an excellent opportunity for those seeking a full renovation project.



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Approximate Gross Internal Area: (420 sq ft - 39 sq m.)



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

Area Description

Viewforth lies just west of Edinburgh city centre, neighbouring vibrant districts such as Tollcross, Bruntsfield, Polwarth, and Fountainbridge. The area is experiencing significant development, blending modern residential properties with traditional tenements. Local shopping is well catered for, with additional amenities and supermarkets available on Tollcross and Dalry Road. Leisure options include the Fountain Park complex, featuring a multi-screen cinema, fitness centre, and various

Outdoor activities are supported by walking and cycling paths along the Union Canal, as well as vast green spaces at Bruntsfield Links and The Meadows. The city centre's attractions, businesses, and educational institutions are easily accessible on foot, with Haymarket Station nearby providing bus, tram, and rail connections. Regular bus services also run from Dundee Street and Gilmore Place.





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