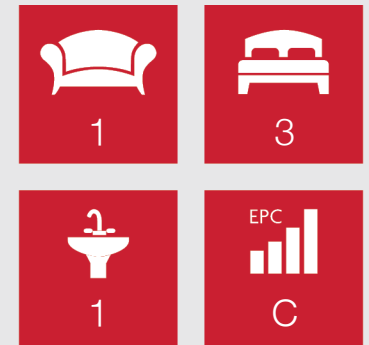




**Thorntons**   
The right way to move

## 25 Viewcraig Gardens

Dumbiedykes, Edinburgh,  
EH8 9UL







## Summary

Welcome to a main-door ground-floor flat set beside Salisbury Crags in Dumbiedykes. This three-bedroom city residence is beautifully presented throughout, offering bright and airy interiors finished with modern styling. It has a charming living area with a wonderful backdrop of the crags, a kitchen fitted with a three-person breakfast bar, and a quality bathroom with a four-piece suite. It is a fantastic home that will be popular with first-time buyers, couples, small families, professionals, and downsizers alike.

Extras: all fitted floor and window coverings, light fittings, a gas cooker, a fridge/freezer, a dishwasher, a washing machine, shelves (living room/bedrooms), and floating cabinets in the living room to be included in the sale.

## Features

- A charming ground-floor flat
- Located in popular Dumbiedykes
- Attractive interior design throughout
- Impressive views of Salisbury Crags
- Private main-door entrance
- Vestibule and hall with two cupboards
- Bright and spacious living/dining room
- Well-appointed breakfasting kitchen
- Two airy double bedrooms
- One versatile bedroom/home office
- Four-piece bathroom with shower cubicle
- Controlled permit parking (Zone 7)
- Metered parking also available
- Gas central heating and double glazing





"A charming three-bedroom main-door ground-floor flat brought to market in excellent decorative order"











"Set beside Salisbury Crags with  
inspiring views, just a brisk walk  
from the heart of the city centre"

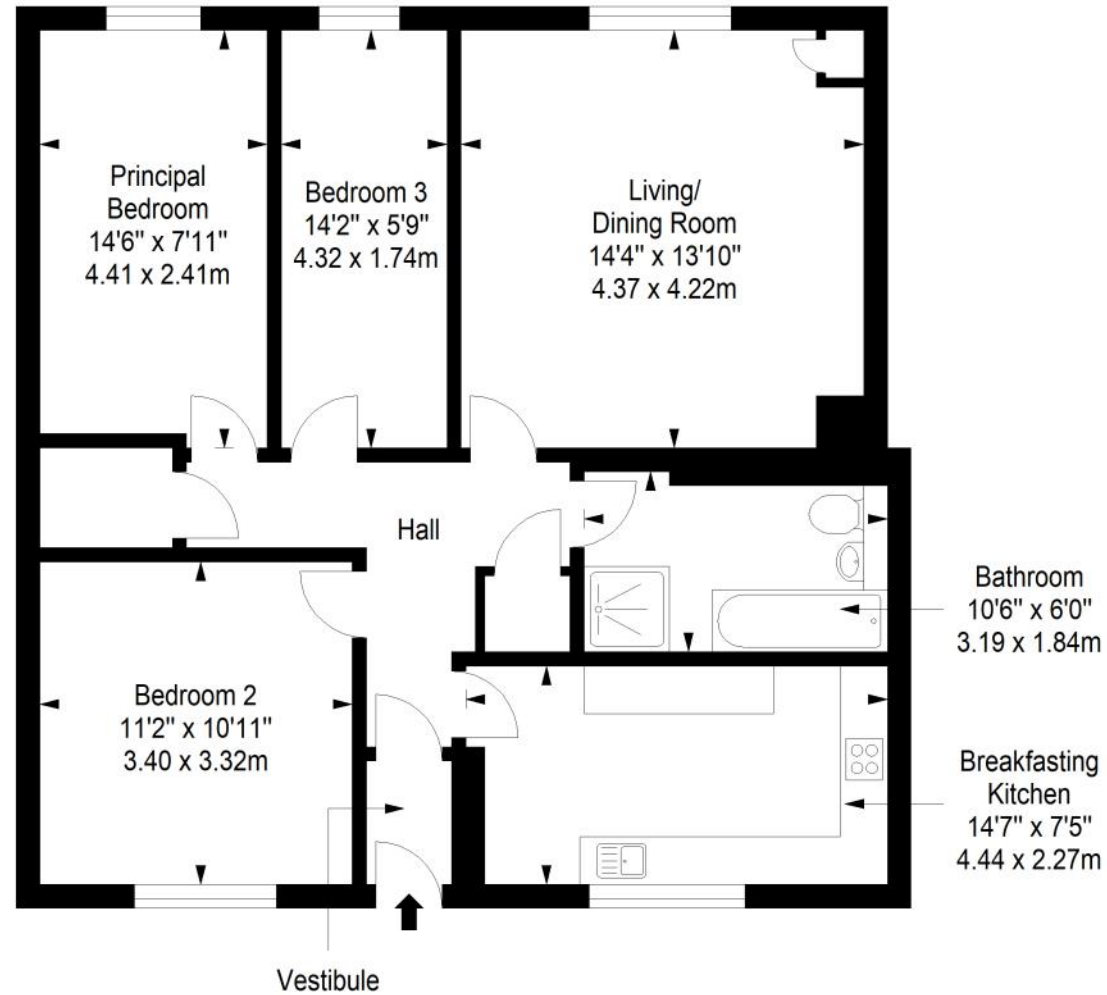




# Floorplan

## Ground Floor

Approx. 79.3 sq. metres (853.6 sq. feet)



Total area: approx. 79.3 sq. metres (853.6 sq. feet)



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