



Offers Over
£570,000

26/37 Viewforth

Bruntsfield | Edinburgh | EH10 4FF

A spectacular ground floor apartment, forming part of the iconic Broughmuir school conversion, located moments from the beautiful open spaces of the meadows, in the capital's desirable Bruntsfield area. Internally the flat offers the perfect blend of period character and modern style with dramatic high ceilings, large windows and stylish high spec fittings throughout.

-  2 bedroom
-  1 public room
-  2 bathroom
-  Allocated parking
-  Communal grounds
-  EPC rating – B
-  Council tax band - F



Description

The accommodation is accessed via a grand entrance with secure entry phone system and briefly comprises: hallway with good built-in storage, generously proportioned reception room with high ceilings, four elegant Georgian style windows, Amtico flooring, focal Buster + Punch light fitting and remote controlled blinds, open plan to a sleek contemporary kitchen with stylish modern units, coordinated worktops and Siemens integrated appliances, downstairs bathroom with Porcelanosa splash tiling and high spec three piece white suite/shower, and good sized downstairs double bedroom with fitted wardrobes.

The mezzanine level consists of a spacious principal suite with dressing area, double bedroom with glass balcony overlooking the reception room, and luxury en-suite shower room with walk-in shower.



Extras

All floor coverings, blinds, the light fitting in the reception room and the integrated appliances will be included. Please note that the TV in the reception room and principal bedroom are both available via separate discussion.

Gardens, Parking and Factor

There are well-kept lawned areas and beautiful mature trees peppered throughout the development. The property benefits from its own private parking space, with metred visitors parking available within close proximity. Please note that a factoring agreement is in place for the upkeep of the communal areas. This includes buildings insurance and is approximately £1300 per annum.

Viewing

Sun 2-4pm or by appointment through Neilsons (0131 625 2222).





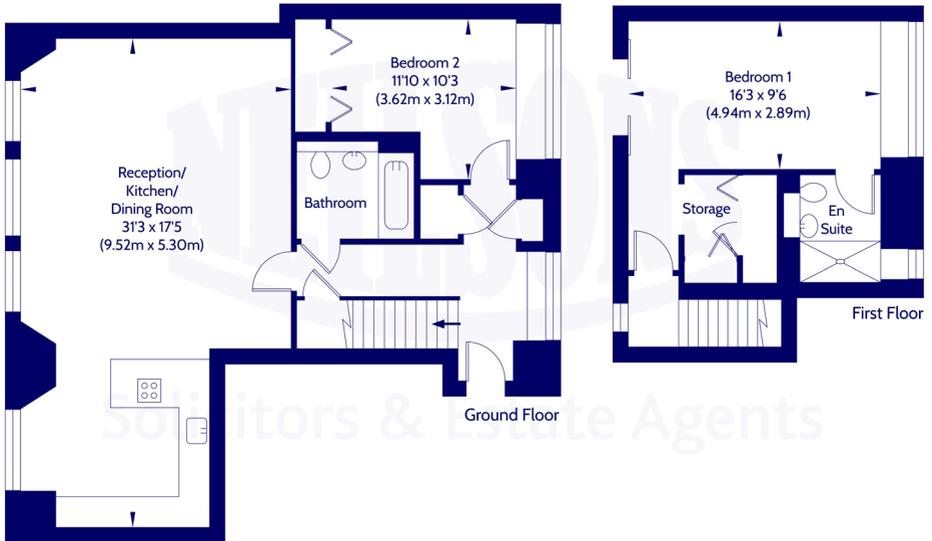
Location

Bruntisfield is a vibrant and cosmopolitan area of the city, offering an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Further amenities are available at neighbouring Morningside, Tollcross and Fountainbridge. The delightful open spaces of Bruntisfield Links and the Meadows are also within easy reach, together with lovely walks along the Union Canal towards Harrison Park. The property is located close to both Edinburgh and Napier Universities, with schooling on hand from nursery to senior level. An efficient public transport network operates to most parts of the town and surrounding areas.





Approx. Gross Internal Floor Area 105.88 Sq M / 1140 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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