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SAINT PETER'S PLACE
VIEWFORTH, EDINBURGH, EH3 9PH

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Property Summary

This main-door duplex apartment is a spacious two-bedroom residence, which occupies the ground and lower-ground floors of a traditional building. It is presented throughout in immaculate decorative order, providing buyers with a sought-after blank canvas and modern fixtures and fittings, including a premium kitchen and two bathrooms. Located in popular Viewforth, within easy reach of the city centre and fashionable areas like Morningside, the attractive city home will certainly be in high demand amongst a large demographic.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- A duplex apartment in move-in condition
- Part of a traditional tenement building
- Situated in sought-after Viewforth
- Neutral interior décor throughout
- Private main-door entrance
- Welcoming entrance vestibule
- Open-plan kitchen/living room
- Modern kitchen with luxury worktops
- Two bedrooms with built-in storage
- Contemporary three-piece bathroom
- Quality three-piece shower room
- Communal garden and drying green
- Controlled permit parking (Zone 8)
- Gas central heating and double glazing
- EPC Rating: TBC



“A duplex apartment in move-in condition, part of a traditional tenement building situated in sought-after Viewforth”







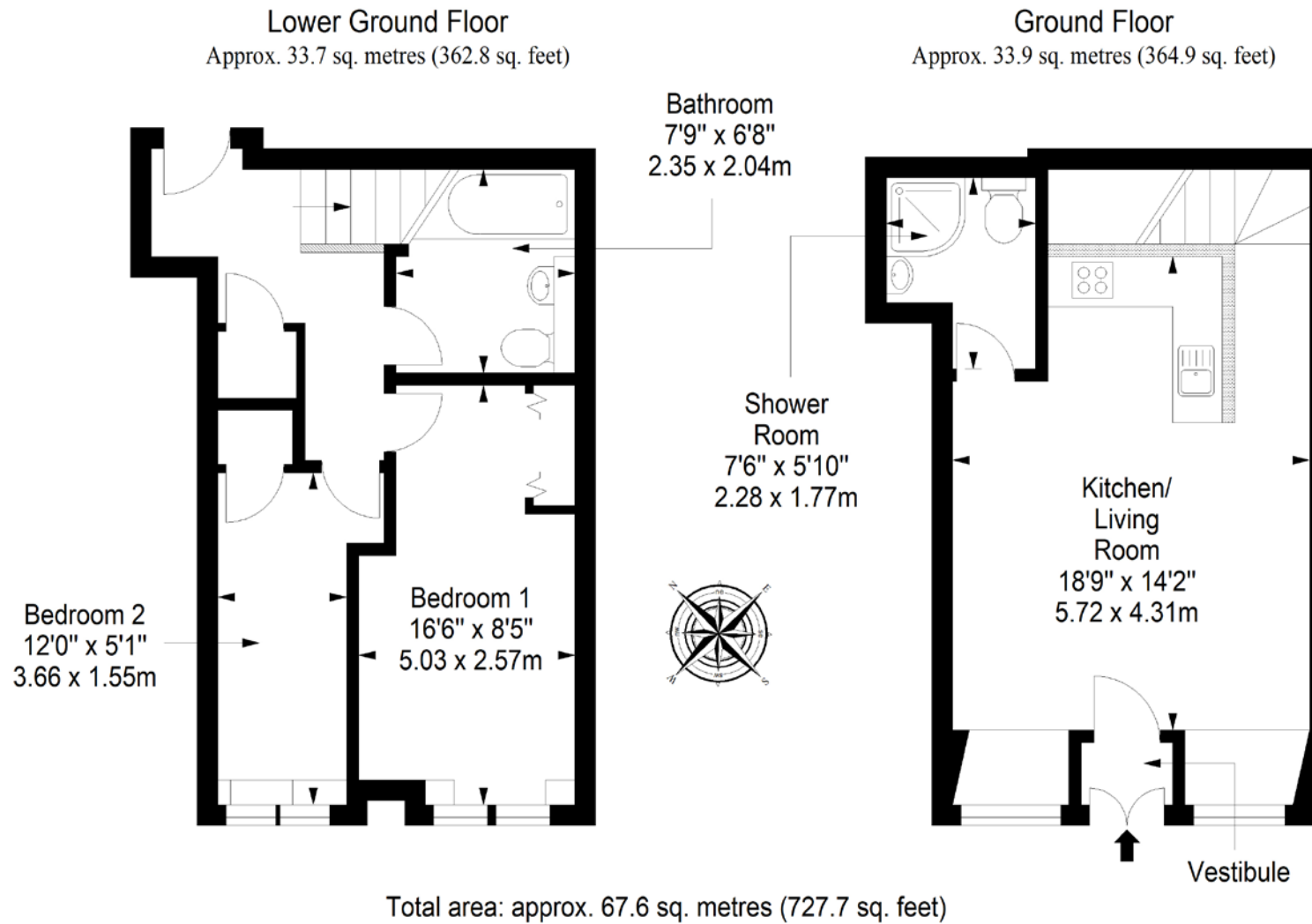
“Neutral interior décor throughout with an open-plan kitchen/living room and two bedrooms with built-in storage”







Floorplan



DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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