



INVESTMENT
~ Property Agency ~

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20 St Peters Place
Viewforth, EH3 9PQ





Superbly refurbished 3rd floor front facing flat with lovely outlook towards Viewforth Church.

Hall, sunny twin window lounge, fabulous open plan contemporary kitchen with integrated appliances, utility cupboard, double bedroom with fitted mirror wardrobes and beautiful white bathroom with power shower. Gas central heating with combi boiler. PVC double glazed tilt and turn windows. Secure entryphone system. Finished to an exceptionally high specification this show house flat can be sold, as seen, fully furnished.

*Investment Property Agency comment,
'This is a really fantastic flat, which has a brilliantly positive feel and balance to all the rooms. As soon as we walked in we knew we had come across a real gem – it is also incredibly sunny and was a wonderful outlook towards Viewforth Church. We love the open plan living area, high ceilings, exacting attention to detail and the stunning white high gloss kitchen with chrome halogen downlighters.'*

Hall	(6'3 x 3'10) 1.90m x 1.17m
Lounge/Kitchen	(19'2 x 10'2) 5.84m x 3.10m
Utility Cupboard	(4'1 x 3'9) 1.26m x 1.16m
Double Bedroom	(13'7 x 9'6) 4.14m x 2.90m
Bathroom	(8'6 x 4'9) 2.61m x 1.45m

St Peters Place is situated within the highly regarded district of Viewforth and is ideally placed for those working within the city centre with the adjacent Union Canal walkway leading to the financial district at Edinburgh Quay. Alternatively there are a number of bus routes allowing for ease of travel outwith the area. Within the immediate vicinity there is an abundance of amenities to meet every day needs with the neighbouring district of Bruntsfield having supermarkets, specialised boutiques, coffee shops, bars and restaurants with Fountain Park Leisure complex having a multi-screen complex. As mentioned the property is within 100 yards of the Union Canal walkway which leads to Edinburgh Quay which has additional waterside bars, restaurants and bistros.

Energy Performance Rating C

