



# Flat 1F2, 6 Viewforth Terrace

MARCHMONT, EDINBURGH, EH10 4LH



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EPC

C



MURRAY  
BEITH  
MURRAY

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## Property Summary

Desirably set in the heart of Marchmont, this first-floor flat enjoys one of Edinburgh's most sought-after residential locations. Renowned for its handsome period architecture, leafy avenues, and vibrant atmosphere, Marchmont offers an exceptional range of independent cafés, restaurants, boutiques, and everyday amenities. The vast open spaces of The Meadows are just moments away, while Bruntsfield, the university district, and Edinburgh city centre are all within easy walking distance. Excellent public transport links further enhance the area's appeal.

Forming part of a period building, the property retains attractive period character. It offers generous accommodation, including a spacious living and dining room with a fireplace, a fitted kitchen, three versatile double bedrooms, and a modern shower room, as well as communal gardens and secure entry, to complete this appealing city home.

### Extras

All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

### Features

- First-floor flat with retained period details
  - Part of a traditional building in Marchmont
  - Shared stairwell and secure phone entry
  - Entrance hall with storage
  - Spacious living/dining room with fireplace and press storage
  - Kitchen with fitted units
  - Two sunny double bedrooms (one with storage and a basin)
  - Flexible third double bedroom
  - Modern shower room with a towel warmer and vanity storage
  - Communal garden
  - On-street parking
  - Gas central heating and double glazing
  - EPC Rating - C
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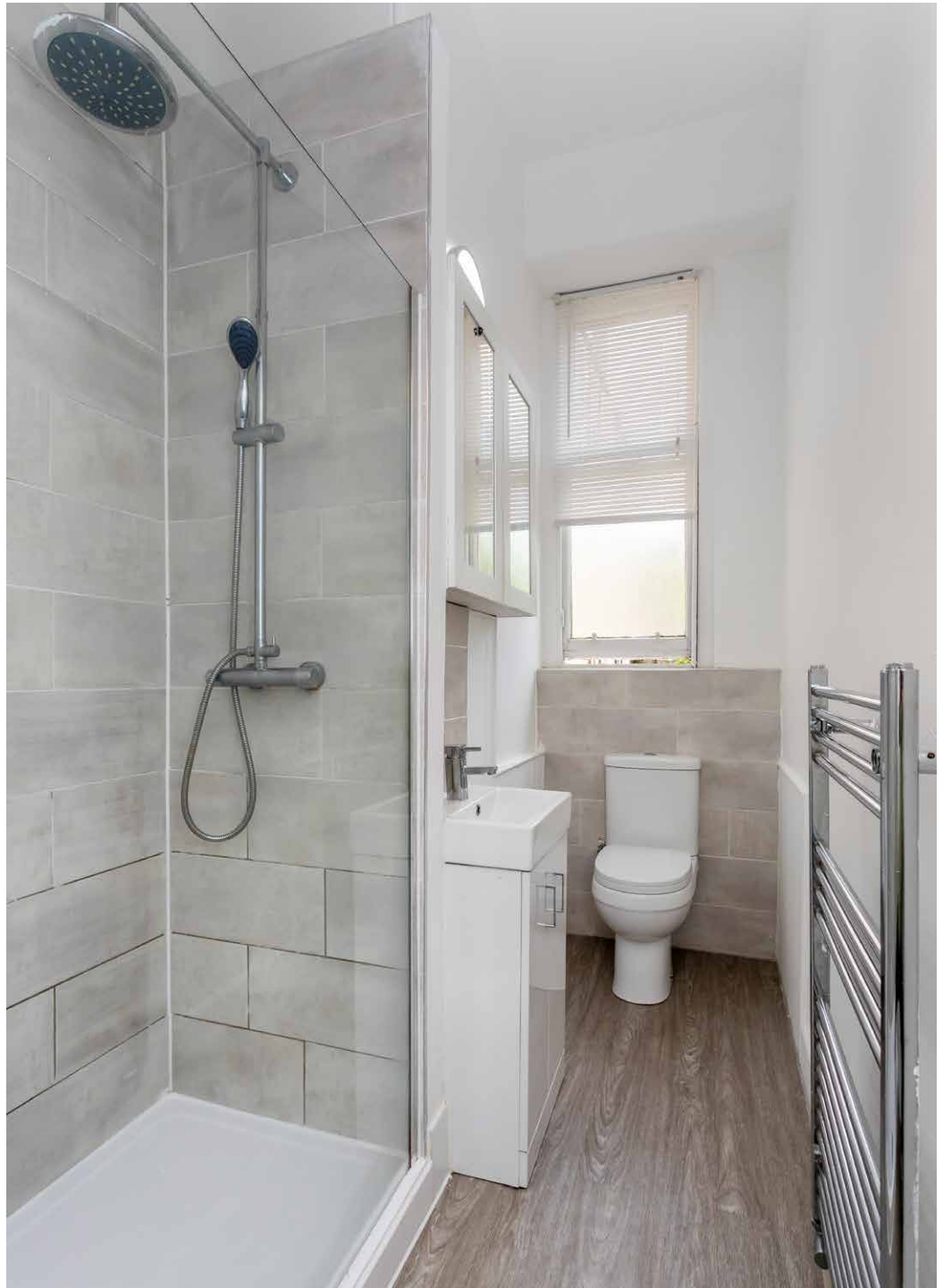
Two sunny double bedrooms (one with storage and a basin)  
& a flexible third double bedroom







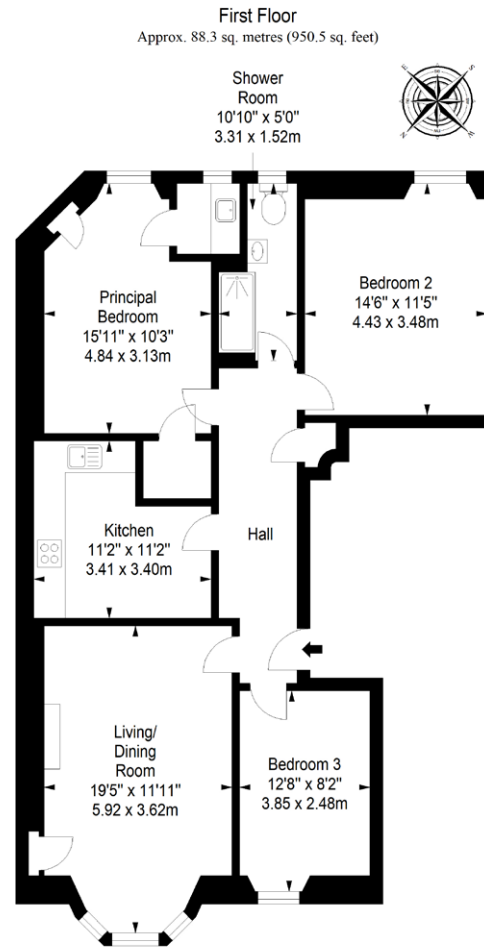
Modern shower room with  
**a towel warmer and  
vanity storage**







# Floorplan



Total area: approx. 88.3 sq. metres (950.5 sq. feet)