



MACWOOD



9/11 VALLEYFIELD STREET
EDINBURGH



WHAT YOU NEED TO KNOW



1



1



1

Just moments from the scenic Meadows and vibrant Bruntsfield Place, this well-presented one-bedroom apartment offers a fantastic opportunity to enjoy life in one of Edinburgh's most desirable neighbourhoods.

Set within a well-established development and accessed via lift or stair, the apartment sits on the fourth floor. A welcoming hallway fitted with wood-effect flooring and offering practical built-in storage leads into a bright and airy south-east-facing living and dining room.

Boasting French doors opening to a Juliet balcony and a continuation of the hallway's décor it exudes a wonderful sense of space and light, making it the perfect place to entertain and enjoy day-to-day living. Flowing seamlessly from the living and dining area, the modern kitchen is well-appointed with under-base lighting, wood-effect wall and base units, complementary worktops, and a white mosaic-tiled splashback.

Integrated appliances include a gas hob, oven, and extractor hood. The south-east-facing double bedroom, decorated in calming neutrals, offers mirrored built-in wardrobes and a pleasant outlook. A modern bathroom with a shower-over-bath completes the accommodation.





OUR EXPERT SAYS...

"Bright and well-presented one-bedroom apartment near The Meadows, featuring a Juliet balcony, modern interiors, and a stylish open-plan living space."

**- Ross MacDonald,
Director**



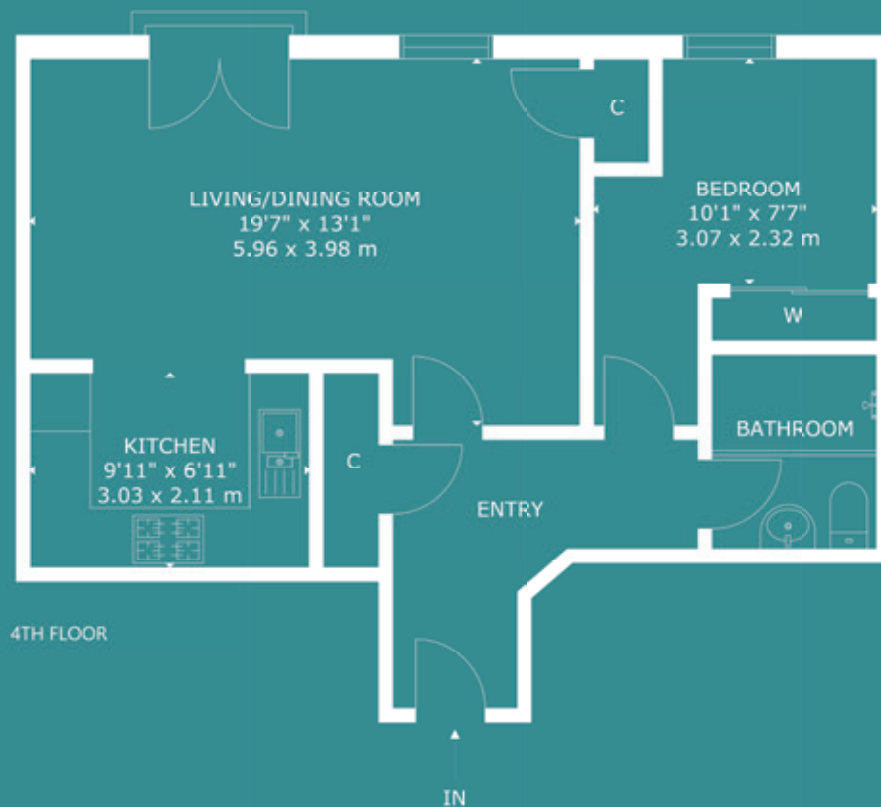
560 FT²





FLOORPLAN

.....





LOCATION



Just a mile south of the city centre, Bruntsfield is a sought-after area blending city living with a village feel. Nearby green spaces include Bruntsfield Links and The Meadows, while indoor leisure options include the Royal Commonwealth Pool, One Spa, and Nuffield Health.

Fashionable restaurants, bars, artisan cafès, and delis are in abundance and include Montpelier's, Black Ivy, Artisan Roast , and 181 Delicatessen.

Discover an array of independent boutiques and gift shops from Rosie Brown Jewellery to Ian Mellis Cheesemonger.

For daily shopping, Sainsbury's Local, Margiotta, and Tesco Metro in Morningside are close by, along with supermarkets like Waitrose and M&S Simply Food. The area also boasts local highlights such as the Dominion Cinema and Church Hill Theatre.

Well-positioned for The University of Edinburgh, Edinburgh College of Art, and Edinburgh Napier University. There is highly regarded private and local schooling across both primary and secondary levels.



MACWOOD



**TO REGISTER YOUR
INTEREST, CONTACT:**

MACWOOD PROPERTIES,
34 SOUTH GYLE CRESCENT,
EDINBURGH, EH12 9EB



ross@macwoodproperties.com



07388 361 564

