





Forming part of a traditional tenement on a quiet, no-through road in popular Fountainbridge, this third-floor flat enjoys a prime location on the doorstep of vibrant local amenities and within strolling distance of bustling Lothian Road and the West End.

The desirable city home boasts two double bedrooms and well-proportioned living accommodation, plus a communal rear garden, and will appeal to first-time buyers, city professionals, and rental investors alike.

Approached via a secure shared entrance and a stairwell to the third floor, the flat's front door opens into an airy hallway with a handy built-in cupboard. Leading off the hall, a living and dining room promises an ideal setting for everyday living and entertaining. The bright, neutrally-decorated reception room is comfortably carpeted, features open display shelving, and offers ample space for a selection of lounge furniture as well as a dining table and chairs. Openly accessed from the hall and located conveniently adjacent to the living and dining room, a good-sized kitchen is fitted out in a stylish, contemporary design, with a range of sleek, silver cabinetry, all framed by wood-styled worktops. Neatly incorporated are an integrated oven, a gas hob, a statement extractor hood, and a dishwasher, along with a freestanding fridge/freezer and a washing machine. Also located in the flat are two double bedrooms. Both bedrooms continue the neutral décor and carpeting which define this appealing flat and offer the new owner a perfect blank canvas for future styling and design. Well-proportioned, the sleeping areas provide versatile space for freestanding bedroom furnishings, whilst an enviable south-facing aspect provides an abundance of natural light and tranquil rear garden views. Completing the accommodation, a naturally-lit, partially-tiled shower room features a glazed shower enclosure, a WC, and a basin set into storage, all set against a backdrop of crisp-white décor and tiling. Gas central heating and double glazing are found throughout.

Externally, residents can take full advantage of a communal rear garden. Controlled parking is available in the area with a residents' permit (Zone 4).

Extras: Included in the sale are all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, the fridge/freezer, and the washing machine.

EPC Rating: C

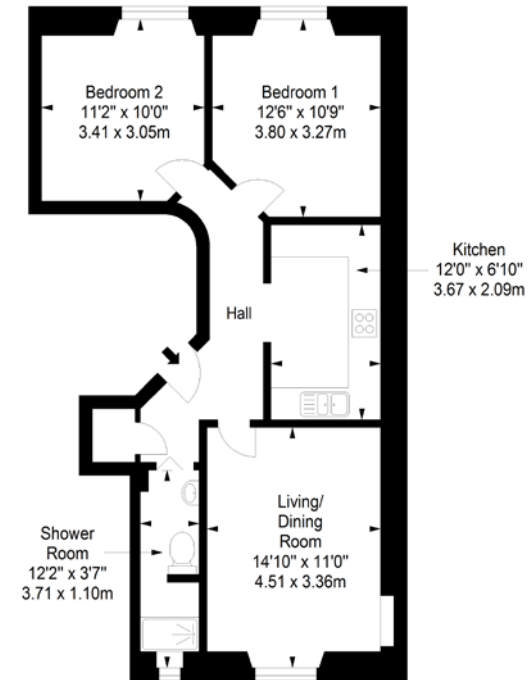
Features

Traditional third-floor flat • Quiet location • Popular city district • Entrance hall with storage • Spacious living/dining room • Contemporary kitchen • Two double bedrooms • Bright shower room • Shared rear garden • Controlled parking (Zone 4) • GCH & DG





Third Floor
Approx. 56.2 sq. metres (605.0 sq. feet)



Total area: approx. 56.2 sq. metres (605.0 sq. feet)

Fountainbridge

Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

