

COULTERS[©]

131/2 FOUNTAINBRIDGE

FOUNTAINBRIDGE, EDINBURGH, EH3 9QG

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

With fantastic views and a balcony overlooking both the Union Canal and towards Edinburgh Castle, this bright, attractive and stylish, first floor two bedroom flat is a great opportunity to create a wonderful home in the city. The apartment is in superb decorative order throughout and offers modern, flexible accommodation. Benefitting from gas central heating, double glazing, a built-in sound system and private underground parking, we strongly recommend early viewing of this gorgeous flat to avoid disappointment.

KEY FEATURES



Immaculately presented first floor flat.



Two bright & attractive double bedrooms.



With views overlooking the Union Canal.



Underground allocated parking space.



Located in the popular area of Fountainbridge.

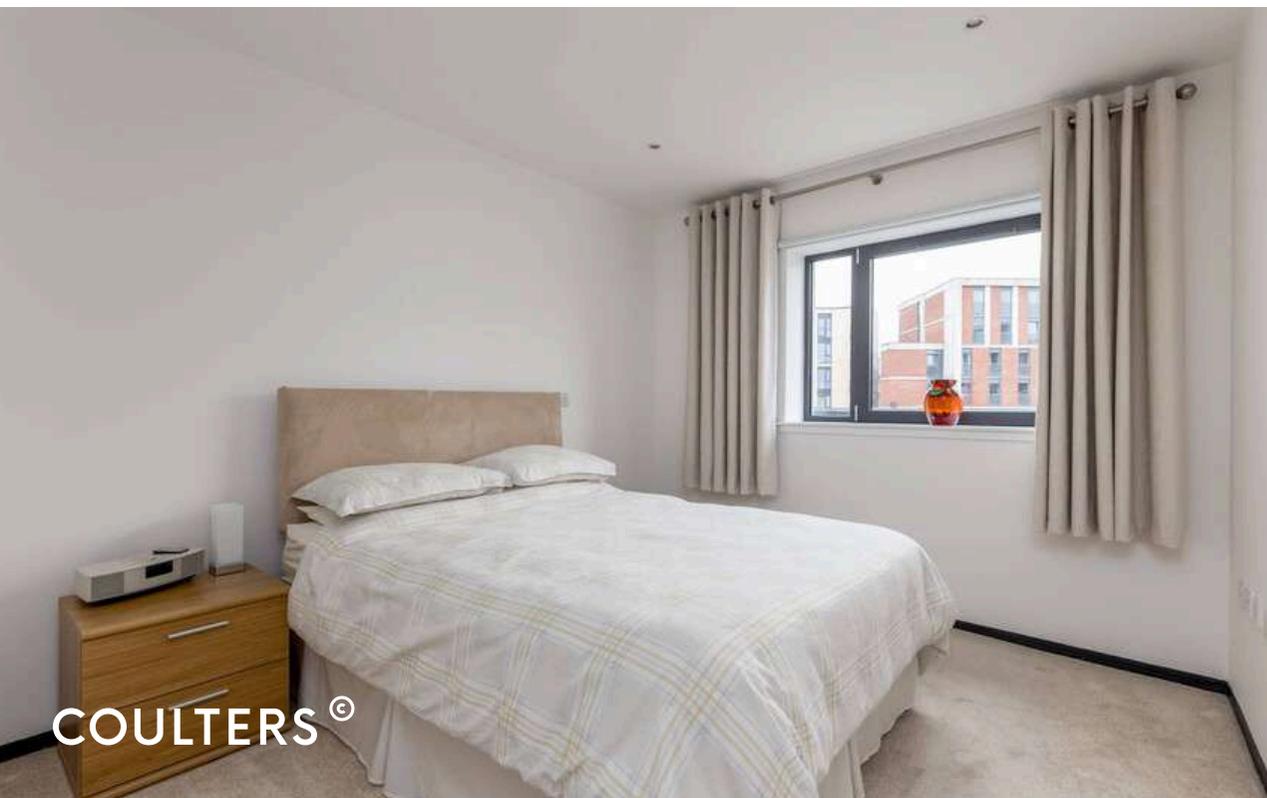


Excellent local amenities nearby.





The front door opens onto the hall, well equipped with storage cupboards and a utility cupboard. The open plan lounge / kitchen has lovely lounge area with most appealing wood panelling, space for a dining table and chairs. The lounge offers flexible accommodation with a series of folding panels to expand the living area into the second bedroom. The sleek, well equipped fitted kitchen area has wall and base mounted units and a fantastic peninsular breakfast bar. Both double bedrooms also have lovely views over the water. The master bedroom also has a large walk-in dressing area, a fitted carpet and beautiful en-suite shower room ((with a large walk in "rainfall" shower, two wash hand basins, a heated mirror, recessed storage and a WC). The large, separate bathroom has a bath (and shower over), wash hand basin and WC, along with recessed storage located behind the side mirrors. The central heating has a Nest Thermostat and superfast fibre optic broadband is fitted. An allocated parking space is securely located within an underground garage.



THE LOCAL AREA

Fountainbridge is a popular location within Edinburgh's city centre and is situated just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. The development itself, is located directly beside the Union Canal with its walkways and cycle paths and is a 15-minute walk to the open green spaces of the Meadows and Bruntsfield Links. There are a wide range of amenities on the doorstep including Fountain Park which offers a multi-screen cinema, health club, restaurants, bowling alley and bars. Nearby Lothian Road and Tollcross provide an abundance of entertainment options with cinemas, theatres and venues all walkable distance, including The Cameo, Filmhouse, The Lyceum and the Usher Hall amongst others. Well-regarded schooling includes Tollcross Primary School and James Gillespie's High School. Many of Edinburgh's finest private schools including George Heriot's School are within easy reach. Haymarket Railway Station and the Edinburgh Airport Tram Link are a little over five minutes' walk and regular bus services allow ease of travel around the city and beyond. There is easy access to the City Bypass.

EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances (5 ring gas hob, extractor hood, eye level oven, fridge/freezer, washer/drier, microwave and dishwasher) are included in the sale price.

An allocated parking space is securely located within an underground garage with fob access.

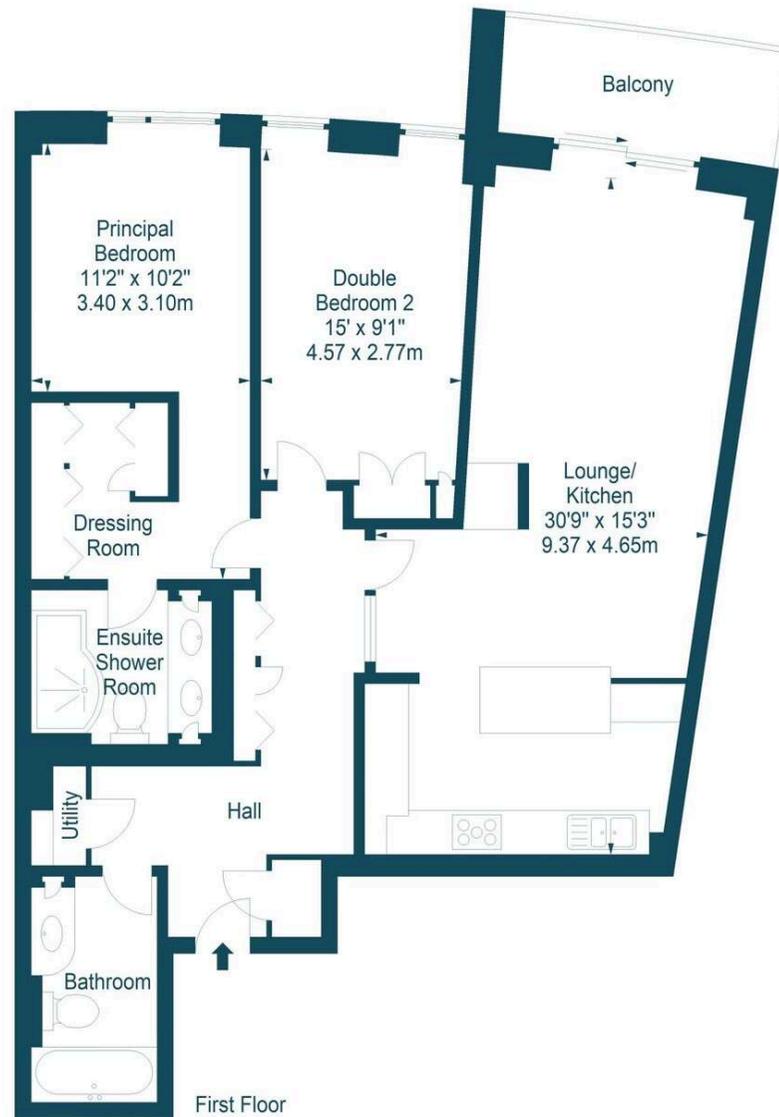
The building is factored by Hacking and Paterson and the monthly factoring costs are approximately £200 which includes buildings insurance. There is also an active Residents Association.



Fountainbridge,
Edinburgh,
Midlothian, EH3 9QG



Approx. Gross Internal Area
1089 Sq Ft - 101.17 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.