



# Fountainbridge, Edinburgh

2 1F1 MURDOCH TERRACE, EDINBURGH, EH11 1AY

Beautifully presented first floor flat with an abundance of natural light, set within a traditional tenement building. Outstanding amenities are on the doorstep and the property is within walking distance of the city centre.

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## Description

2 1F1 Murdoch Terrace is a well proportioned, beautifully presented first floor flat within a traditional tenement building in a superb location. This lovely property will appeal to first time buyers and investors alike. Early viewing is recommended.

The accommodation comprises:

- Entrance hall has a useful storage cupboard, and provides access to all rooms
- Lounge/kitchen/diningroom is open plan and boasts an abundance of natural light from the front facing window. The room is a fabulous space to entertain or to relax. The modern kitchen has tasteful fitted base and wall units
- Double Bedroom is spacious and boasts fitted wardrobes as well as a shelved recess
- Shower room is modern and extensively tiled
- There is access to a communal garden to the rear of the building
- Gas central heating and double glazing have been installed

## Location

Fountainbridge is a very well connected location situated to the west of Edinburgh city centre. Following extensive redevelopment, it is now an impressive business area that boasts Fountain Park leisure complex offering a multiplex cinema, casino, bowling alley, children's soft play centre, restaurants and a health club. The area is within a ten minute walk of Edinburgh city centre with its many shopping, leisure, dining, cultural and entertainment options. Another short walk takes you to Dalry Swim Centre, Harrison Park and the Union Canal where you can walk or cycle or take a trip on a barge. The fashionable Bruntsfield and Morningside areas with an unrivalled selection of independent shops cafes, bistros and a diverse range of authentic pubs and restaurants and of course the leafy Bruntsfield links are all a short stroll. The Edinburgh International Conference Centre is also nearby and hosts events all year round. The area is well served by frequent bus services to the city centre and beyond. Haymarket, Station is under a 15 minute walk from the property and provides excellent national rail links. The new tram network is also easily accessible from there. For drivers the A70, A71 and A8 provide easy access to the north and west of the city linking to the main motorway networks and Edinburgh International Airport.

## Extras

The carpets and blinds, hob, oven and extractor hood, Fridge Freezer and washing machine are included in the sale.

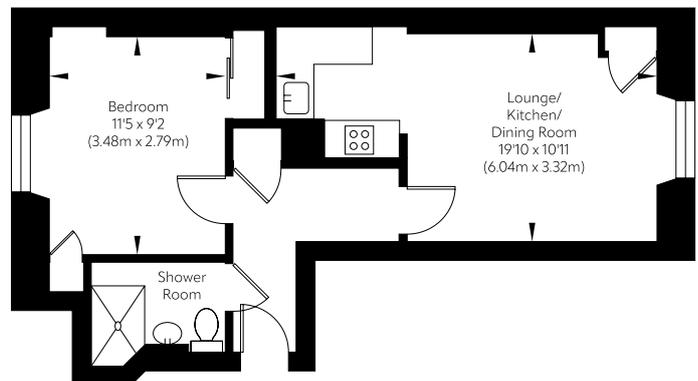
## Council Tax

Band B

## Viewing



Approx. Gross Internal Floor Area 38.89 Sq M / 419 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under roomed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 planography.co.uk

### Wilson Ward

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