

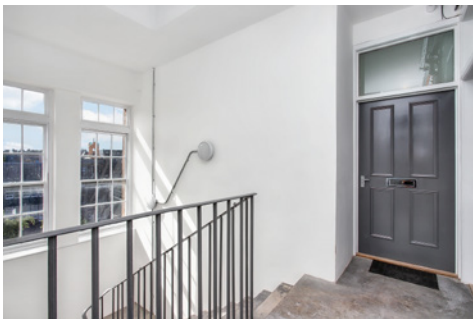


111/7 Fountainbridge
Tollcross, Edinburgh
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Please contact us for
more information:

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Summary

Offering a turnkey city centre home, ideal for first-time buyers, professionals, or investors, this one-bedroom flat lies on the third floor of a classic tenement and is presented with a blank canvas of minimalist décor. It also enjoys airy high ceilings and an open outlook. The southerly-facing property benefits from a bedroom, open-plan living, a shower room, and on-street parking that falls under Zone 4. In addition to fantastic local shopping and entertainment, the flat lies within easy walking distance of Haymarket train station, the airport tramline, and scenic open spaces such as the Meadows and the Union Canal walkway/cycle path.

Please note: this property will be sold as seen with no warranties or guarantees to the working order of the systems and appliances.

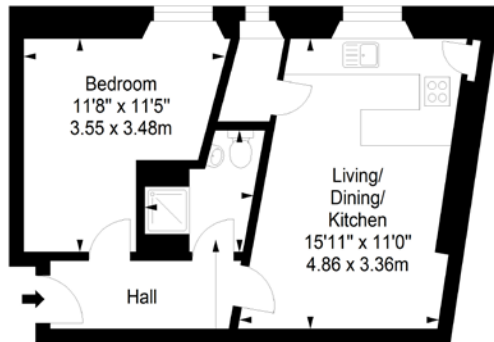
Features

- Prime city centre address
- Modern understated interiors
- Traditional third-floor tenement flat
- Entrance hall with secure entry
- Sunny open-plan living/dining room and modern integrated kitchen (with naturally-lit store cupboard)
- Bright and airy bedroom
- Shower room
- On-street parking (Zone 4)
- Gas central heating and double glazing



Floorplan

Third Floor
Approx. 36.2 sq. metres (389.7 sq. feet)



Shower Room
7'4" x 6'2"
2.23 x 1.87m

Total area: approx. 36.2 sq. metres (389.7 sq. feet)

EPC Rating - D | Council Tax band - B | Home Report value - £200,000

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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