



# 32/12 East Fountainbridge

Fountainbridge, Edinburgh, EH3 8BH



VMH ESTATE AGENTS



## Generous top floor flat with private balcony & parking in central Fountainbridge

- Sitting room with balcony
- Kitchen
- 5 double bedrooms
- Bathroom & shower room
- Separate WC
- Underground allocated parking space
- Currently HMO compliant
- Central location close amenities
- Proposed new layout
- Gas central heating & double glazing



**Offers Over: £350,000**

**EPC Rating: C**

**Council Tax: F**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**

# About the Property

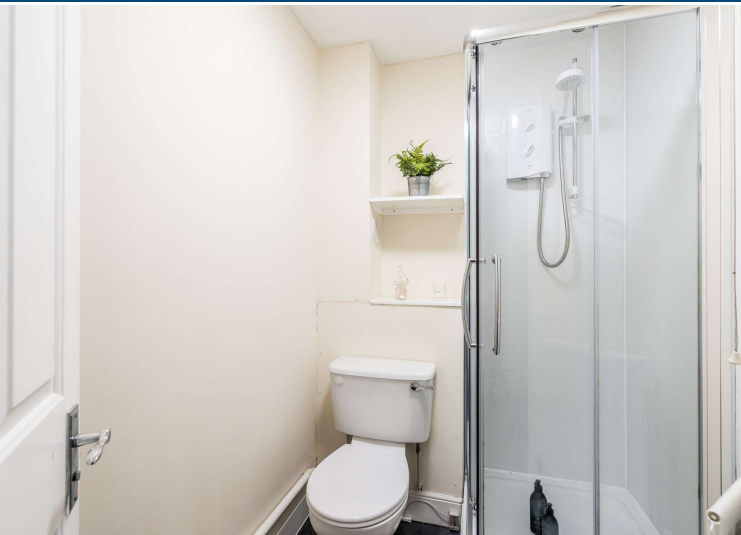
Located in the popular Fountainbridge area, close to the city centre, this 5 bedroom top floor flat offers a generous and flexible home.

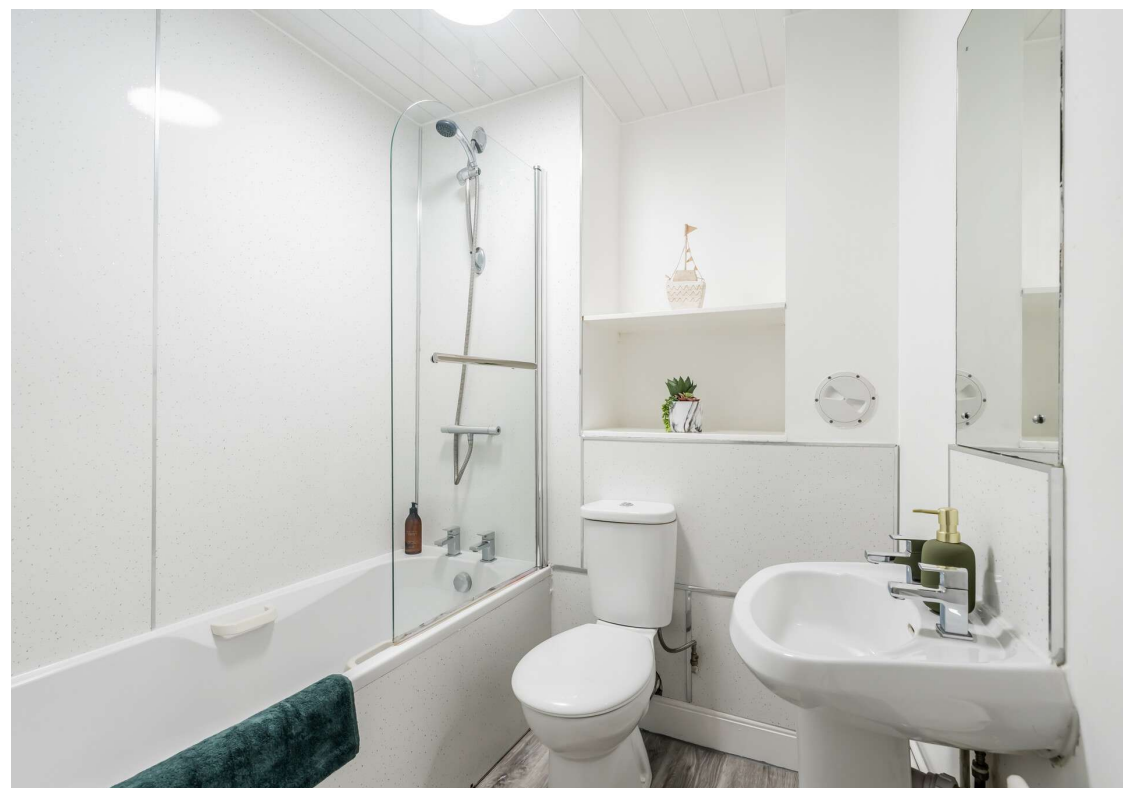
Internally the property is bright and spacious and offers flexible accommodation with scope for configuration. A private balcony offers views of the bustling area and the flat further benefits from underground allocated car parking.

The property is currently HMO compliant.

# Management

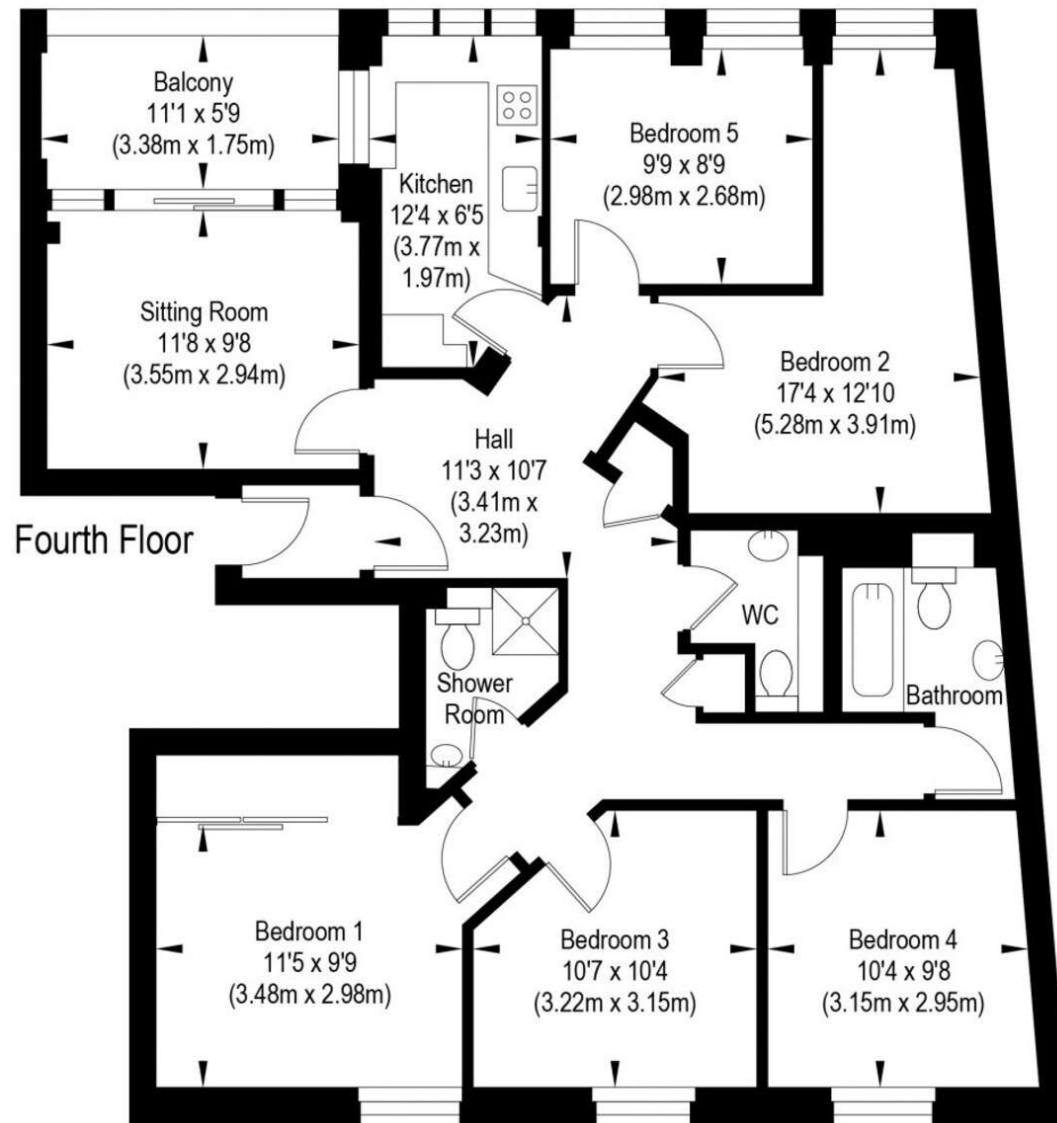
The development is factored by AboveBoard Homes for approx. £1,000 per annum. This includes maintenance of communal areas and buildings insurance.







Approx. Gross Internal Floor Area 106.26 Sq M / 1144 Sq Ft.



All measurements are approximate. Not to scale. For identification only.

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## Location

Fountainbridge is within easy walking distance of the West End retail and commercial centre, and the Exchange financial district. There are restaurants, bistros, theatres and cinemas in the immediate area. Nearby Princes Street offers high-street shops, as well as an M&S Foodhall. St James Quarter, with its high street and designer shops, eateries and bars, Everyman cinema and entertainment is within easy reach, and The Meadows and Union Canal walkway and cycle path (accessed from Edinburgh Quay) provide excellent outdoor leisure pursuits.

The Edinburgh International Conference Centre is within walking distance, and Edinburgh University and Art College are also close by. There are local shops in Tollcross and Haymarket, including a Sainsbury's just off Lothian Road.

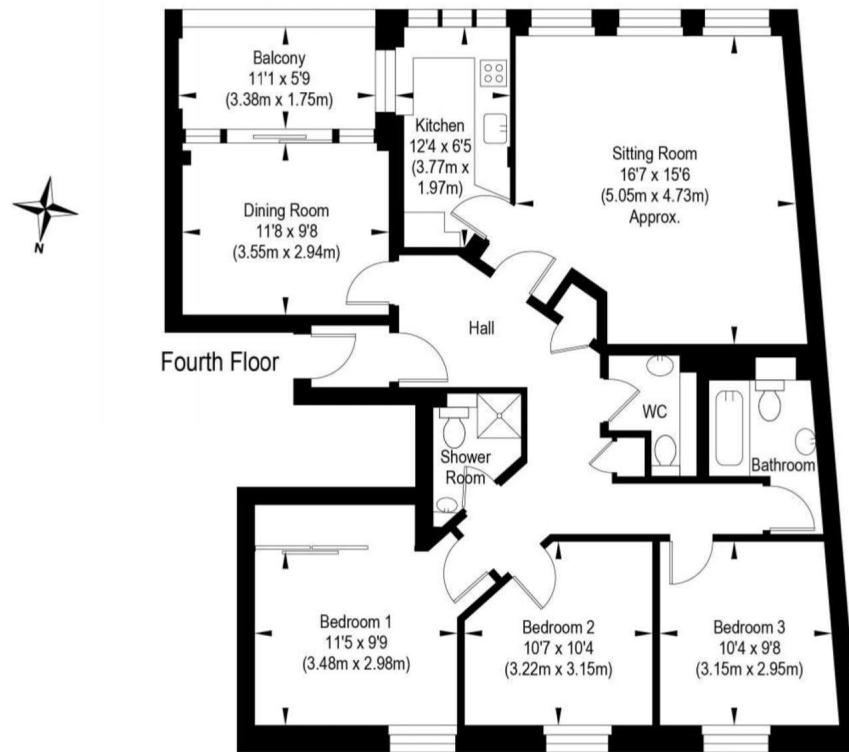
The area also has an excellent bus service to and from the city centre and beyond, and Haymarket rail station is within walking distance. By car, main roads heading west connect quickly to the Gyle Shopping Centre (with Morrisons supermarket, Marks & Spencer and other retail outlets); the city bypass; Edinburgh International Airport; the Forth Road Bridge and the central motorway network.

## Extras

Included in the sale price are all fitted floor coverings, curtains, light fittings, hob, oven, fridge, fridge/freezer, washing machine & dishwasher.

The property was originally laid out as a 3 bedroom flat and could be reverted back subject to planning and consents.

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