141 (3F4) Dundee Street
FOUNTAINBRIDGE | EDINBURGH | EH11 1BP

warners
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An exciting opportunity has arisen to purchase this attractive one bedroom apartment with stunning views forming part of a traditional tenement in the highly sought-after Fountainbridge district just west of Edinburgh's city centre. With outstanding local amenities including Fountain Park, the Water of Leith and Bruntsfield Links all within walking distance, this property will offer immense appeal to first-time buyers as well as holding investment potential. The spacious, open-plan kitchen/living room represents the main public area in the property and currently comprises a fridge, electric hob and oven. The living area offers stunning views over the city and also houses the boiler cupboard. The bedroom is well proportioned, has an Edinburgh press and also has great views and completing the accommodation is the bathroom with shower over the bath.

- One-bedroom third floor apartment
- Spacious kitchen/living room with stunning views
- Well-proportioned bedroom
- Bathroom with shower over the bath
- Gas Central heating and double glazing
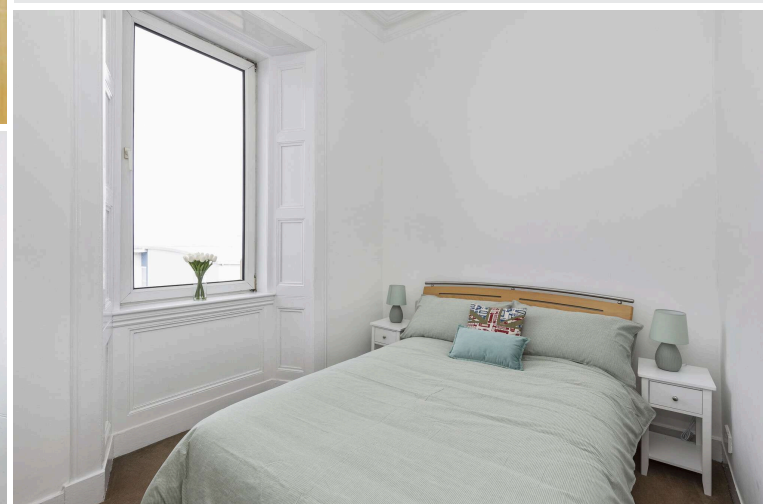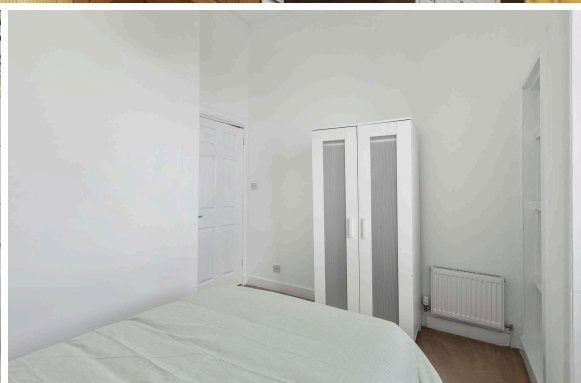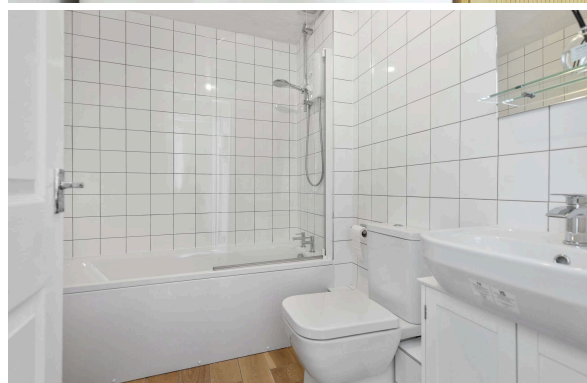- Shared rear garden
- Permit parking

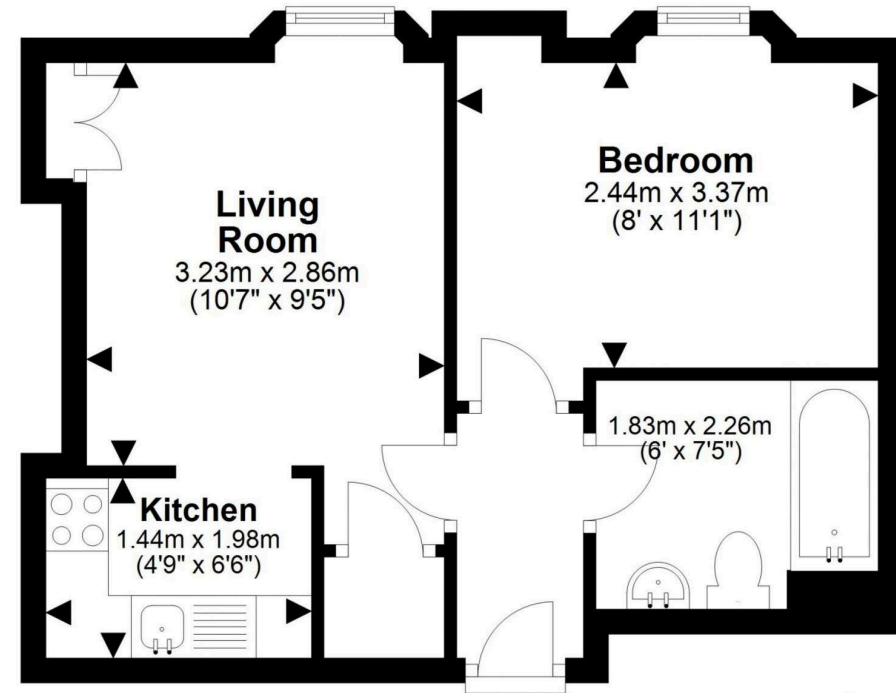All contents will be included in the sale.

EPC Rating D. Council Tax band B.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining Tollcross, Bruntsfield, Dalry and Haymarket. The eastern end of the Union Canal, which has been tastefully renovated over recent years, starts here. The City Centre is an easy commute with Lothian Road, Edinburgh's new Financial District and Haymarket train station within walking distance. There is also easy access to the open spaces of the Meadows, Edinburgh Art College and Edinburgh University. Local amenities include a wide range of shops, restaurants, bars and bistros as well as the Fountain Park Leisure Complex and the many theatres of Edinburgh's West End.

Living Room
3.23m x 2.86m
(10'7" x 9'5")

Bedroom
2.44m x 3.37m
(8' x 11'1")

1.83m x 2.26m
(6' x 7'5")

Kitchen
1.44m x 1.98m
(4'9" x 6'6")

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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