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Offers Over
£270,000

2/7 Melvin Walk

Fountainbridge | Edinburgh | EH3 8EQ

A fantastic opportunity has arisen to acquire this impressive and spacious one-bedroom ground floor apartment forming part of an exclusive modern development in the popular Fountainbridge area. With excellent amenities and transport links close by, the property is ideally suited to first-time buyers, professionals, and those looking to downsize.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Secure Underground Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation which is presented to the market in move-in condition, briefly comprises: secure entry system; welcoming spacious hallway with useful utility and storage cupboard; light and airy reception/dining room with French door; open-plan modern fitted kitchen with integrated appliances; well proportioned double bedroom with fitted wardrobes; and contemporary bathroom with three-piece suite and shower over bath. Further benefits include underfloor gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens, Parking & Factor

There are well maintained communal gardens around the development and for the car user there is a secure underground parking space. The development is managed by Taylor & Martin Factors, with approximate costs of £250 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





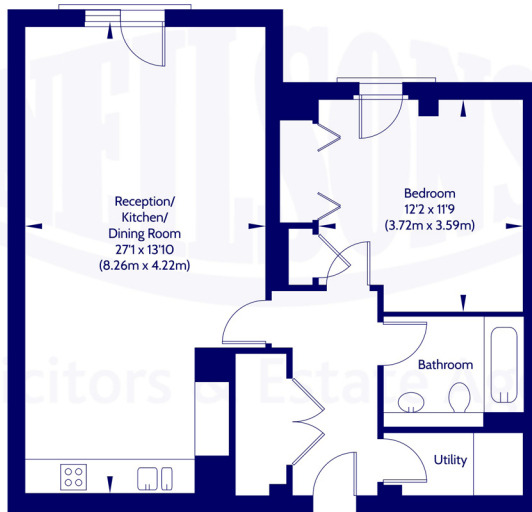
Location

Fountainbridge is located less than half a mile west of Princes Street and within easy walking distance of the West End, New Town and the busy commercial areas of Tollcross and Lothian Road. The district has undergone significant regeneration in recent years and is now regarded as a popular and well-established residential area close to the city centre. Historically associated with brewing and rubber manufacturing, the area retains elements of its industrial past through a mix of traditional tenements, converted warehouse buildings and modern residential developments. A wide range of leisure and entertainment options are available locally, including bars, restaurants and theatres, along with the nearby Fountain Park complex which offers a cinema, bowling alley and gym. The area is also well placed for several universities including the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University. Excellent transport links are available, with regular bus and tram services nearby and Haymarket station providing national rail connections.



Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

