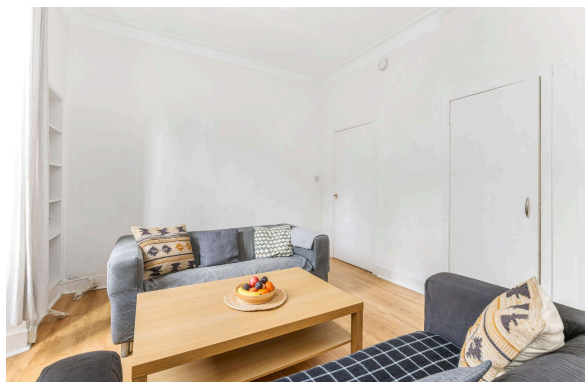




12/10 Murdoch Terrace  
FOUNTAINBRIDGE | EDINBURGH | EH11 1AZ

  
**warners**  
solicitors & estate agents



## 12/10 Murdoch Terrace

FOUNTAINBRIDGE | EDINBURGH | EH11 1AZ

Warners are delighted to present this well-appointed one-bedroom second-floor flat, ideal for first-time buyers or investors seeking a ready-to-rent property.

Situated in a peaceful cul-de-sac within a traditional Edinburgh tenement, the flat offers a secure entry phone system and full double glazing for added comfort. The accommodation comprises a welcoming hallway, a spacious double bedroom, a bright sitting room, a modern kitchen, and a contemporary shower room. Included in the sale are the electric oven and hob, fridge, and washing machine, with some furniture available by separate negotiation.

Set in the vibrant Fountainbridge area, the property benefits from excellent local amenities, including cafes, restaurants, and boutique shops, as well as convenient transport links to Edinburgh city centre. Residents enjoy easy access to green spaces, cultural attractions, and the lively atmosphere of this increasingly popular and dynamic neighbourhood.

- Well-presented one-bedroom second-floor flat, ideal for first-time buyers or investors.
- Located in a quiet cul-de-sac within a traditional Edinburgh tenement.
- Secure entry phone system and full double glazing.
- Bright sitting room and spacious double bedroom.
- Modern kitchen and shower room
- Prime Fountainbridge location with excellent amenities and transport links.

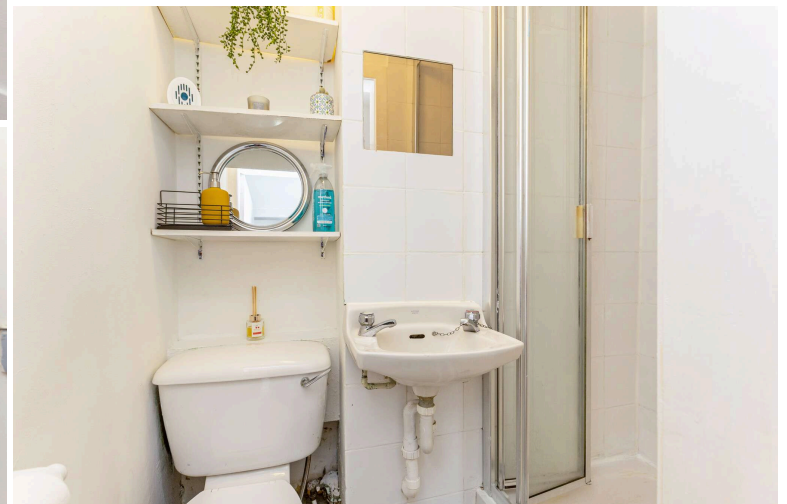
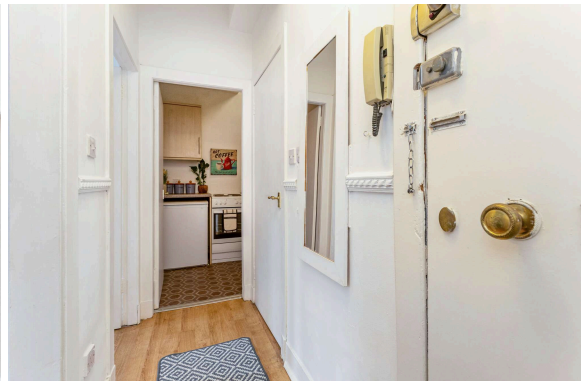
Energy rating D, Council tax band B. Factor managed by Lowther Homes and costs around £30 per month.

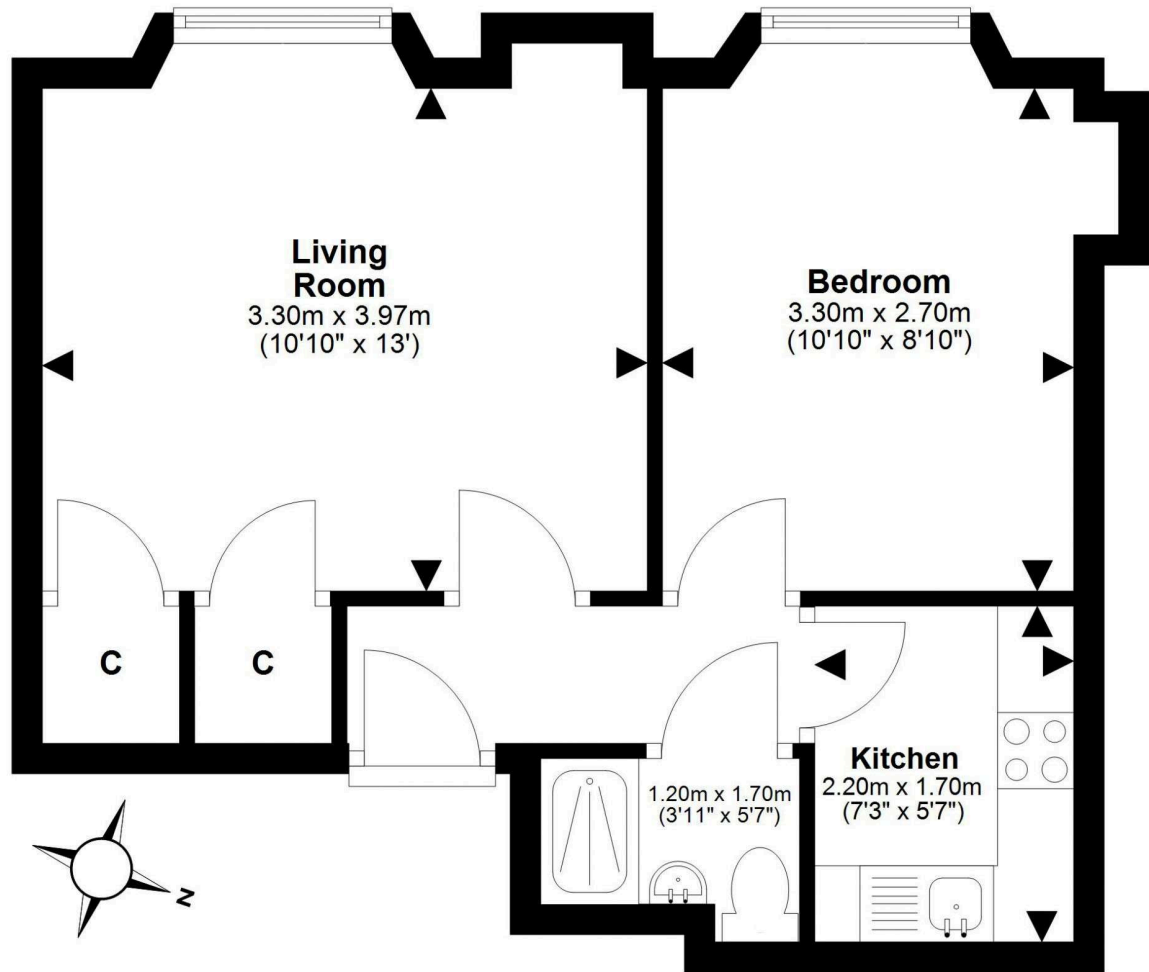
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The subjects are located in the popular Fountainbridge area of Edinburgh, which lies within the City Centre boundary. The flat is well positioned to take advantage of an excellent choice of shopping outlets in the vicinity, supported by the usual banks, building societies and postal services. Leisure-wise, the choice is exceptional with the Fountain Park Leisure Complex close by, offering a wealth of recreational facilities. Further amenities can be found at Tollcross and Polwarth, with the West End of Princes Street just a five to ten minute drive away. Schooling is well represented from nursery to senior level, with Edinburgh and Napier Universities on hand for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.

Extras included in this sale will be the freezer in living room cupboard, curtains (including blackout curtains in bedroom), cooker, fridge, freezer and washing machine. Some items of furniture can also be available in this sale.





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.