



2/29 MELVIN WALK

Fountainbridge, Edinburgh, EH3 8EQ



1

Public Room



2

Bedrooms



2

Bathrooms

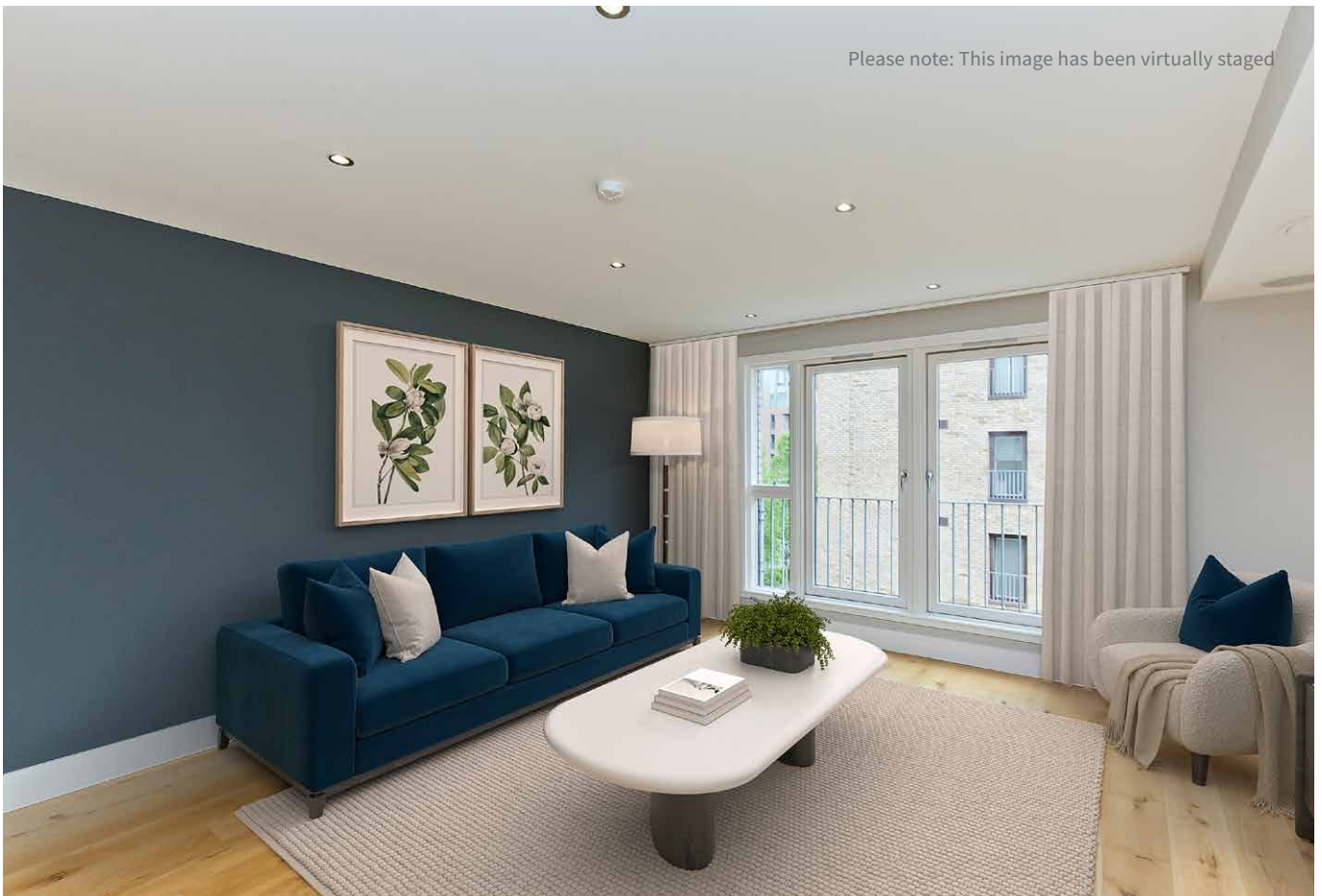


2/29 MELVIN WALK

Welcome to a beautiful two-bedroom third-floor apartment which forms part of a sought-after contemporary development. This city home boasts large, light-filled rooms decorated with stylish interior design and high-end finishings. It offers a sociable open-plan reception area with a southwest-facing Juliet balcony and a sophisticated kitchen with premium worktops and cabinetry. It further benefits from a modern en-suite and family bathroom, as well as generous storage and secure residents' parking. It is a superb home for a wide variety of buyers.

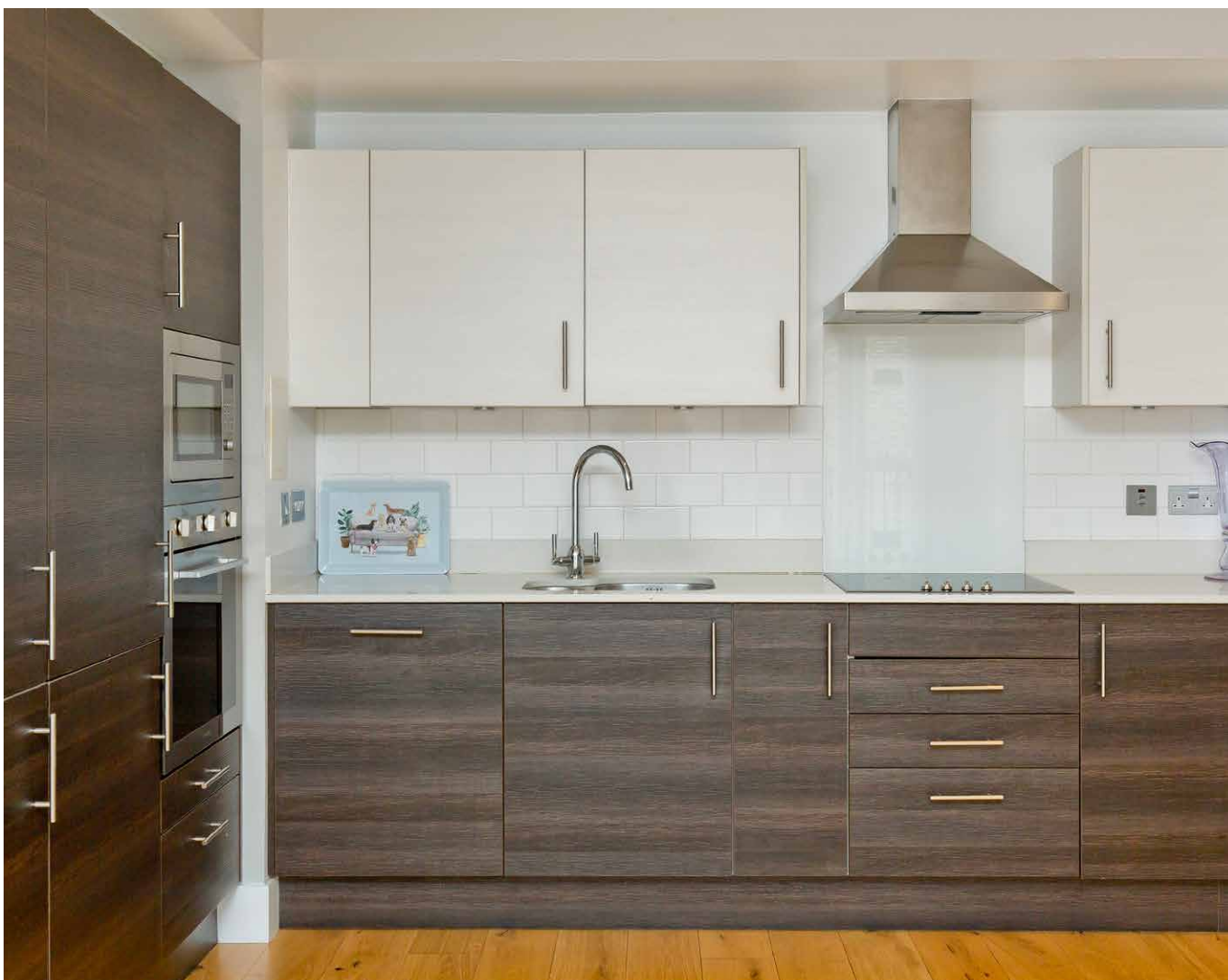
This property also has a desirable location in the heart of popular Fountainbridge. It is within easy reach of a wide range of amenities and is just a brief stroll from Fountain Park leisure centre, which is home to a large cinema, restaurants, a gym, and other entertainment facilities. The Union Canal and National Cycle Route is close by as well, offering idyllic walks and cycling opportunities. Regular bus links are a stone's throw away and Edinburgh's fashionable West End can be easily accessed on foot. It is a convenient setting for city living.

Please note: This image has been virtually staged



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Features

- A third-floor apartment with stylish interiors
- Part of a highly sought-after development
- Central location in popular Fountainbridge
- Secure entry system and lift service to all floors
- Welcoming hall with generous cloak storage
- Stylish open-plan kitchen/living/dining room
- Large principal suite with a built-in wardrobe
- Second double bedroom for added versatility
- En-suite shower room with rainfall shower
- Premium family bathroom with overhead shower
- Carefully maintained communal garden
- Secure underground carpark

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Extras: integrated kitchen appliances (ceramic hob, oven, microwave, fridge/freezer, dishwasher, and washing machine) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factors: the development is factored by Taylor & Martin for approximately £250 per quarter plus a £200 deposit.

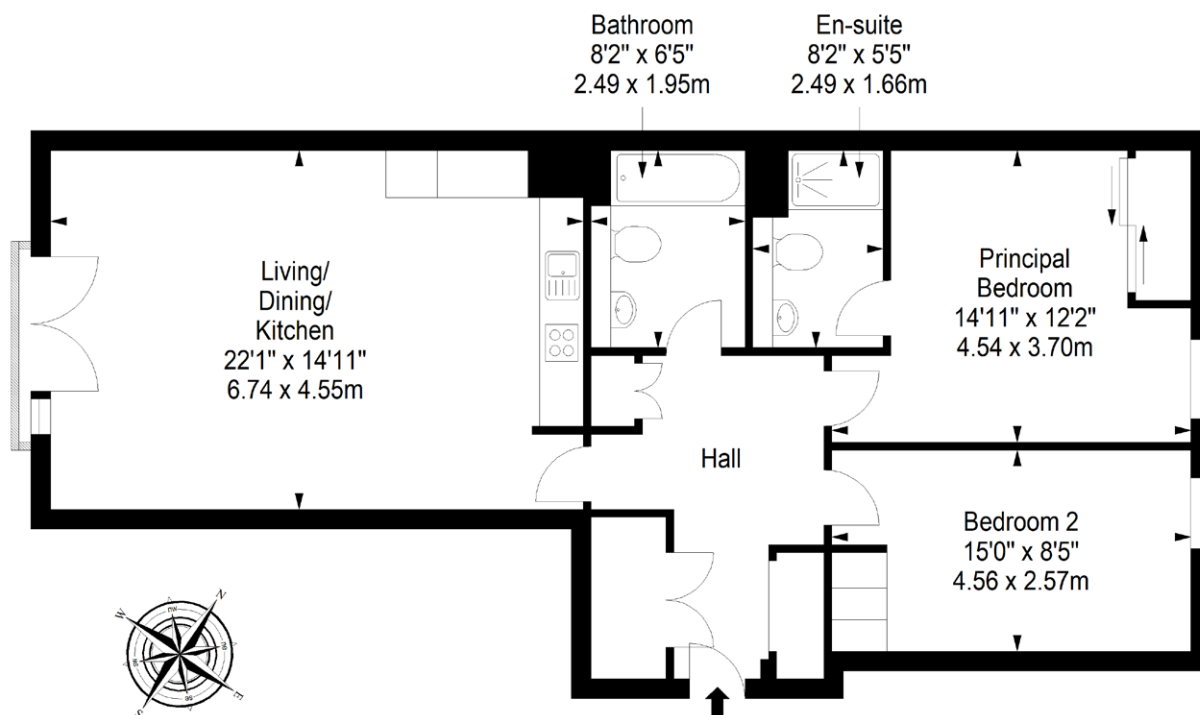


FOUNTAINBRIDGE

Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.

Third Floor

Approx. 80.5 sq. metres (866.5 sq. feet)



Total area: approx. 80.5 sq. metres (866.5 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.