



## 7/2 East Fountainbridge, Edinburgh, EH3 9BH

Traditional late Victorian first-floor tenement flat occupying a prime position in the heart of Tollcross, on the doorstep of the Grassmarket and Edinburgh's Historic Old Town. Requiring comprehensive upgrading and refurbishment throughout, the property represents an excellent opportunity for developers, investors or purchasers seeking a rewarding renovation project. With its highly desirable city-centre location, close to Edinburgh University, Edinburgh College of Art and an exceptional range of amenities, the property offers outstanding potential to create a superb home or investment.

The accommodation comprises:

- Welcoming entrance hallway
- Generously proportioned sitting room
- Fitted kitchen
- Spacious double bedroom
- Bathroom fitted with bath, wash hand basin and WC

Council tax band - B



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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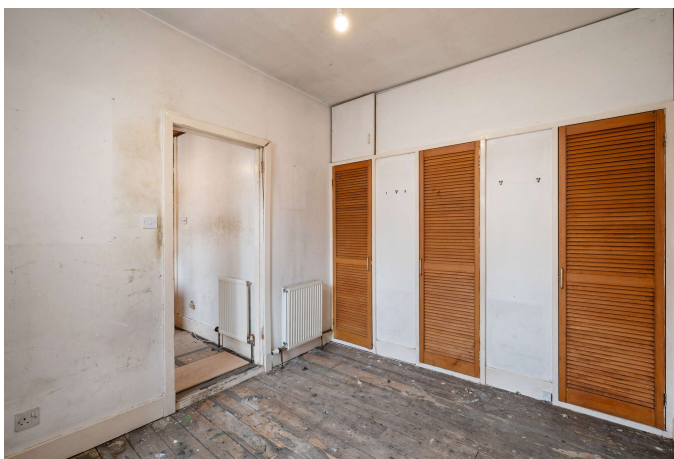


## Location

Tollcross is one of Edinburgh's most sought-after central districts, ideally positioned on the edge of the Historic Old Town and the vibrant Grassmarket. The area is renowned for its excellent selection of independent cafés, restaurants, bars and everyday shopping facilities, together with a wealth of cultural and leisure attractions. Edinburgh's city centre is within easy walking distance, while regular public transport services provide excellent connections throughout the capital. The property is particularly well placed for Edinburgh University, Edinburgh College of Art and Napier University. Nearby recreational amenities include Bruntsfield Links, The Meadows, the Royal Commonwealth Pool, the Cameo Picturehouse and the King's Theatre.

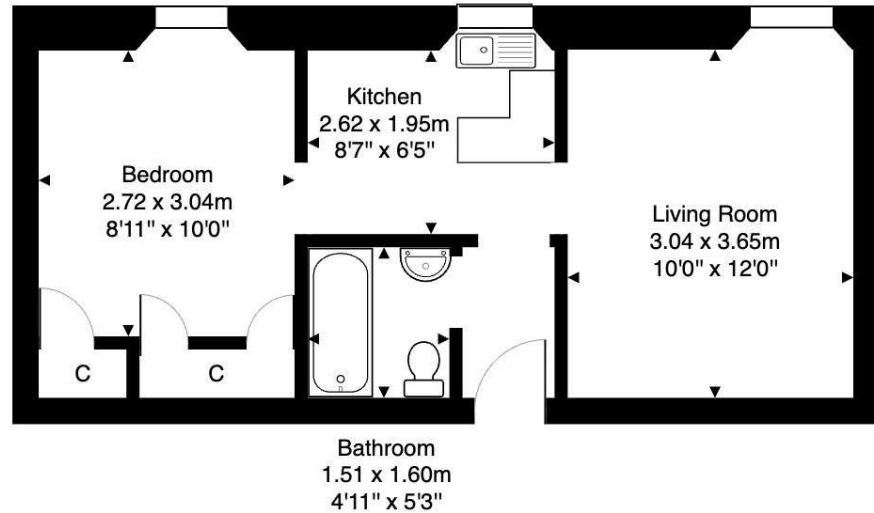
## Extras and Disclaimer

The property forms part of an executry estate and is being sold in its current condition. As it requires significant refurbishment, no warranties or guarantees will be given in respect of the property's condition, services, systems or appliances, all of which have not been tested. The property is therefore sold strictly as seen.





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### First Floor



Total Area: 32.0 m<sup>2</sup> ... 345 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

**DMD** SOLICITORS &  
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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