

COULTERS[©]

131/1 FOUNTAINBRIDGE

FOUNTAINBRIDGE, EDINBURGH, EH3 9QG

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This beautifully presented first floor apartment forms part of a contemporary development set beside the Union Canal. Enjoying a unique position within a fully pedestrianised setting, the property benefits from an exceptional degree of peace and privacy, with no passing traffic. Residents also have the advantage of a secure video entry system and lift access to all floors.

Internally, the flat offers generous proportions and a thoughtfully designed layout with excellent storage and premium features including electronically operated blinds. At its heart lies a wonderfully bright open plan kitchen, living and dining room with hardwood flooring and direct access to a private south-facing balcony. The kitchen is sleek and modern, fitted with integrated appliances and a practical breakfast bar.

The principal bedroom is a superb size and features a Juliette balcony, a dressing area with fitted wardrobes, and a stylish en suite shower room with twin sinks. Two further double bedrooms, each with built-in wardrobes, provide versatile accommodation. The main bathroom is located off the hall and is fitted with bath, overhead shower, wash hand basin and WC. There is clever hidden storage behind the mirrored panels in both the bathroom and en suite. An extensive utility cupboard in the hall, with space for a washing machine and dryer, completes the interior.

KEY FEATURES



Modern apartment with balcony.



Three spacious double bedrooms.



Factored development with lift and video entry.



Secure underground allocated parking space.



Superb location overlooking the Union Canal.



Fantastic selection of shops, cafes and restaurants close by.



EPC Rating -B



Council Tax Band - F



The balcony is a particular highlight, offering ample space for outdoor dining and lovely views down the canal.

An allocated parking space is securely located within an underground garage with fob access. A private secure bike locker is situated by the space and forms part of the sale.

The building is factored by Hacking and Paterson and the factoring costs are approximately £250 per month which includes buildings insurance. Further details are available in the Home Report Property Questionnaire. There is also an active Housing Association.





THE LOCAL AREA

Fountainbridge is a popular district within Edinburgh's city centre and is situated just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. The development itself, is located directly beside the Union Canal with its walkways and cycle paths and is a 15-minute walk to the open green spaces of the Meadows and Bruntsfield Links.

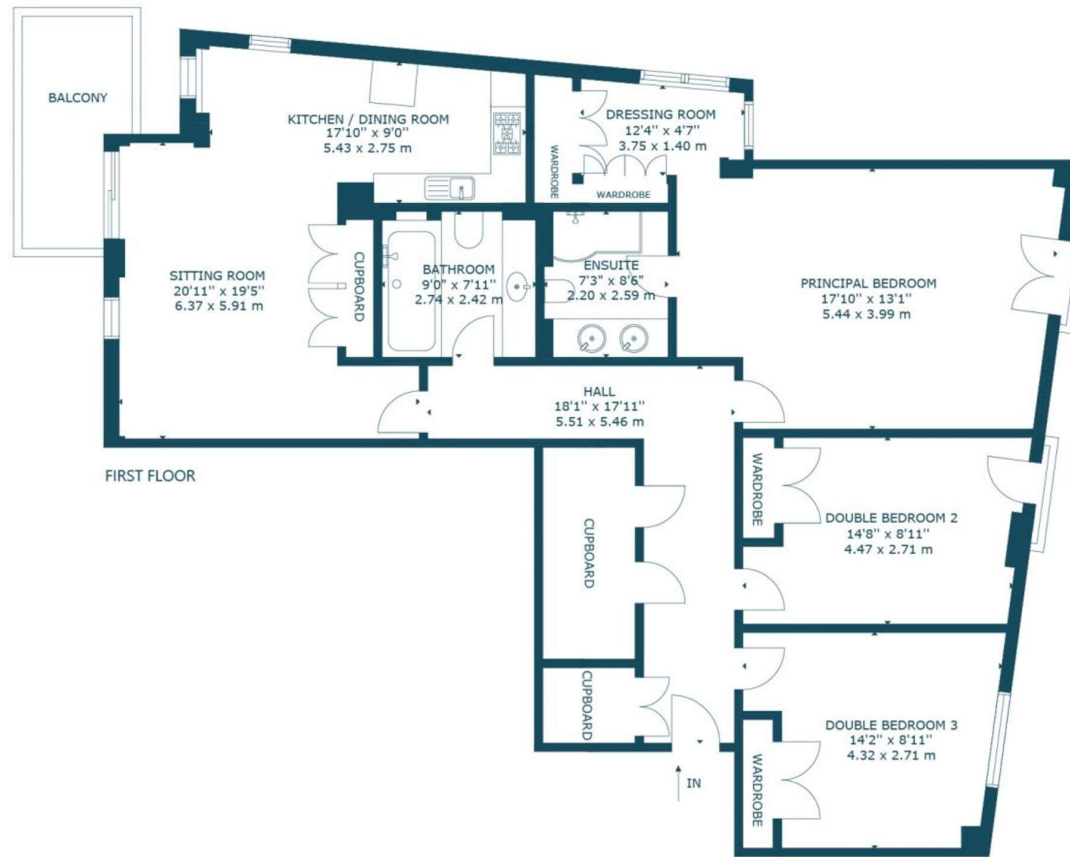
There are a wide range of amenities on the doorstep including Fountain Park which offers a multi-screen cinema, health club, restaurants, bowling alley and bars. Nearby Lothian Road and Tollcross provide an abundance of entertainment options with cinemas, theatres and venues all walkable distance, including The Cameo, Filmhouse, The Lyceum and the Usher Hall amongst others. Well-regarded schooling includes Tollcross Primary School and James Gillespie's High School. Many of Edinburgh's finest private schools including George Heriot's School are within easy reach. Haymarket Railway Station and the Edinburgh Airport Tram Link are less than ten minutes' walk and regular bus services allow ease of travel around the city and beyond.

EXTRAS

All blinds, curtains, light fittings, fitted flooring, integrated appliances and bike locker are included in the sale price. Other items may be available via separate negotiation.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,378 SQ FT / 128 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.