

COULTERS<sup>©</sup>

# 2/7 MELVIN WALK

FOUNTAINBRIDGE, EDINBURGH, EH3 8EQ

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated within a contemporary development in the heart of Fountainbridge, this particularly spacious one-bedroom apartment enjoys a superb location just moments from the Union Canal, excellent amenities and transport links. Despite its central location, the development is peaceful and well-cared for with the flat looking out to Brandfield Street, which benefits from very limited vehicular traffic.

Beautifully presented throughout, the property offers generous proportions and an excellent balance of living and storage space, making it an ideal choice for first-time buyers, professionals or those seeking a well-connected city home.

The welcoming entrance hall provides access to a particularly useful utility room with fitted shelving, alongside a separate storage cupboard. The impressive open plan sitting, dining and kitchen is a wonderfully sociable space with plenty space for both relaxing and entertaining. A full-height window draws in excellent natural light, while the contemporary kitchen is fitted with sleek cabinetry, generous worktop space and a range of quality integrated appliances including a dishwasher, electric oven (newly installed June 2026), microwave, electric hob, extraction fan and fridge freezer.

The generously proportioned double bedroom with ample space for freestanding furniture also benefits from a large built-in wardrobe with integrated drawer storage. The stylish, partially tiled bathroom is fitted with a modern three-piece suite with waterfall shower over the bath, complemented by extensive built-in storage.

## KEY FEATURES



Spacious one bedroom apartment.



Modern development with lift access.



Communal courtyard with seating areas.



Allocated parking space within secure garage.



Central location close to shops, restaurants, bars & venues.



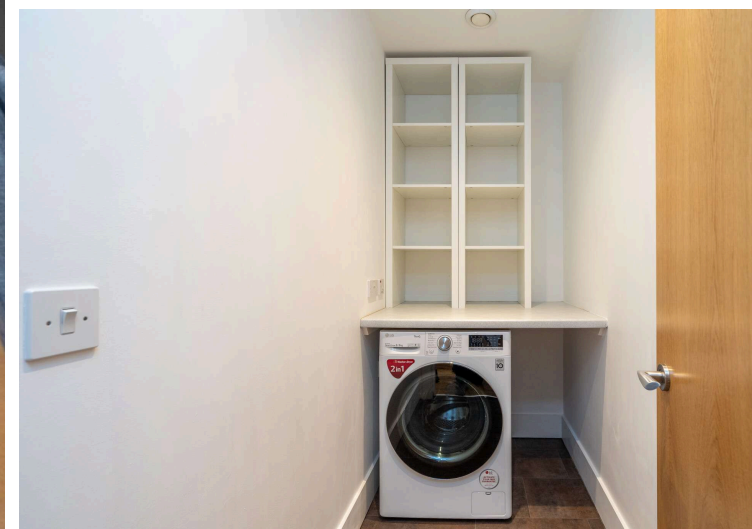
Haymarket train station & tram stop less than a ten minute walk.



EPC Rating - B



Council Tax Band - D

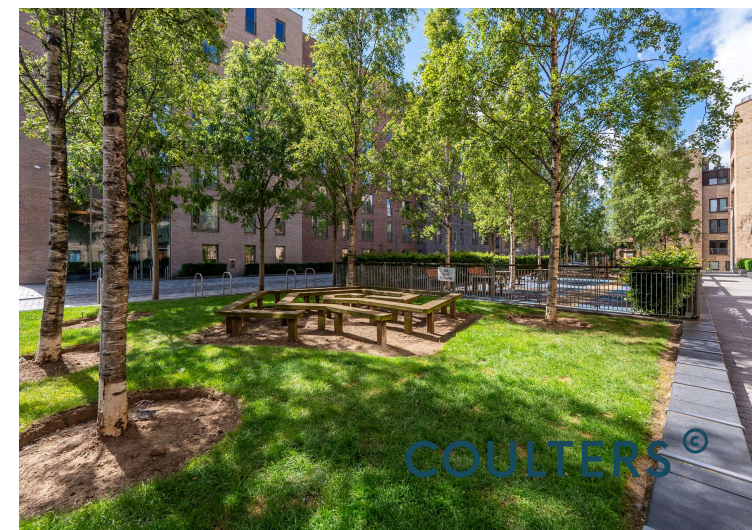


Further benefits include gas-fired hydronic underfloor heating with independently controlled zones and modern double glazing.

The building has a secure entry system and lift access to all floors, including down to the secure garage where the flat has an allocated parking space with remote key fob access. There is a well-maintained communal courtyard garden with seating areas for residents to enjoy. Bike racks are available in both the garage and courtyard.

The development is professionally factored by Taylor Martin Property Management for an approximate quarterly cost of £250 which includes buildings insurance.

An EWS1 form has been provided. Remedial works are not required.



# THE LOCAL AREA

Fountainbridge is one of Edinburgh's most vibrant and well-connected city centre neighbourhoods, perfectly positioned between the West End, Bruntsfield and Tollcross. The area offers an outstanding selection of independent cafés, restaurants, bars and everyday amenities right on the doorstep, while Fountain Park provides a cinema, gym, bowling, adventure golf and a variety of leisure facilities just five minutes away on foot. The picturesque Union Canal is moments from the property, offering peaceful walking and cycling routes, while the open green spaces of Harrison Park, Bruntsfield Links and The Meadows are all within easy reach. Haymarket railway station and tram stop are less than a ten-minute walk away, providing excellent transport connections across the city and a link to Edinburgh airport in under thirty minutes. Regular bus services operate nearby, and the city centre, Edinburgh International Conference Centre and many of the capital's renowned cultural attractions and festival venues are all easily reached on foot.

## EXTRAS

All blinds, curtains, fitted floor coverings, light fittings, integrated appliances and washer dryer are included in the sale price. Other items are available through separate negotiation.

**HOME REPORT VALUATION: £280,000**



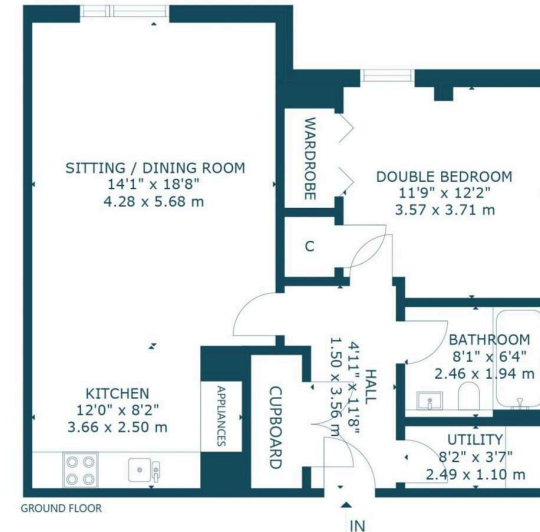
[www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)



0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



2/7 MELVIN WALK, FOUNTAINBRIDGE, EDINBURGH, EH3 8EQ  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 764 SQ FT / 71 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.