



Offers Over
£240,000

2/16 Melvin Walk

Fountainbridge | Edinburgh | EH3 8EQ

A fantastic opportunity has arisen to acquire this impressive one-bedroom second floor flat forming part of a modern development in the popular Fountainbridge area. With excellent amenities and transport links close by, the property is ideally suited to first-time buyers, professionals, and those looking to downsize.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street parking
-  EPC Band - B
-  Council Tax Band - D



Description

A welcoming entrance hallway provides access to a number of handy in-built storage cupboards. The open plan lounge, kitchen and dining area offers a bright and spacious layout, enhanced by a Juliet balcony allowing for excellent natural light. The contemporary kitchen is fitted with a range of integrated white goods, stylish stone worktops, a glass splash panel in selected areas, and under-unit lighting. The bedroom is a good-sized double room featuring integrated wardrobes and ample space for freestanding furniture. The sleek bathroom is partially tiled and fitted with a rainfall shower over the bath along with a heated towel rail.

Further benefits include underfloor heating throughout the property, electric heating, double glazing, a secure door entry system, and a passenger lift serving all floors within the building.

The development is factored, with approximate costs of £200–£250 per quarter.



Gardens & Parking

Externally, the property enjoys a private terrace with wooden decking positioned just outside the flat's entry door, providing a peaceful spot for relaxing. Additional communal facilities include bike and bin stores. Permit and metered parking can be found on street within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated oven, electric hob, extractor hood, fridge, washing machine, and dishwasher, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

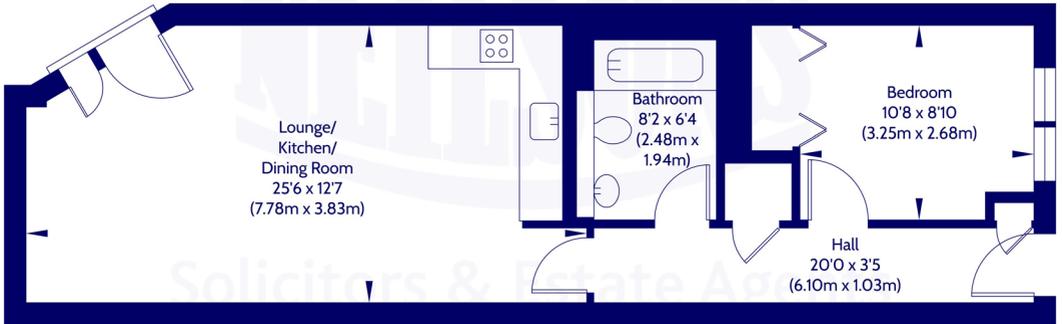
Fountainbridge is located less than half a mile west of Princes Street and within easy walking distance of the West End, New Town and the busy commercial areas of Tollcross and Lothian Road. The district has undergone significant regeneration in recent years and is now regarded as a popular and well-established residential area close to the city centre. Historically associated with brewing and rubber manufacturing, the area retains elements of its industrial past through a mix of traditional tenements, converted warehouse buildings and modern residential developments. A wide range of leisure and entertainment options are available locally, including bars, restaurants and theatres, along with the nearby Fountain Park complex which offers a cinema, bowling alley and gym. The area is also well placed for several universities including the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University. Excellent transport links are available, with regular bus and tram services nearby and Haymarket station providing national rail connections.





Approx. Gross Internal Floor Area 52 Sq M / 556 Sq Ft.

2nd Floor



All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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