










Fixed Price

**£275,000**

## 2/7 Melvin Walk

Fountainbridge | Edinburgh | EH3 8EQ

A fantastic opportunity has arisen to acquire this impressive and spacious one-bedroom ground floor apartment forming part of an exclusive 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
- Utility room
-  Secure Underground Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - D



## Description

The accommodation which is presented to the market in move-in condition, briefly comprises: secure entry system; welcoming spacious hallway with useful utility and storage cupboard; light and airy reception/dining room with French door; open-plan modern fitted kitchen with integrated appliances; well proportioned double bedroom with fitted wardrobes; and contemporary bathroom with three-piece suite and shower over bath. Further benefits include underfloor heating and double glazing.



## Extras

The fitted bedroom wardrobe, all blinds, curtains, light fittings and integrated appliances will all be included within the sale price. Please note that other items may be available through separate negotiation.

## Gardens, Parking & Factor

There are well maintained communal gardens around the development and for the car user there is a secure underground parking space. The development is managed by Taylor & Martin Factors, with approximate costs of £250 per quarter.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

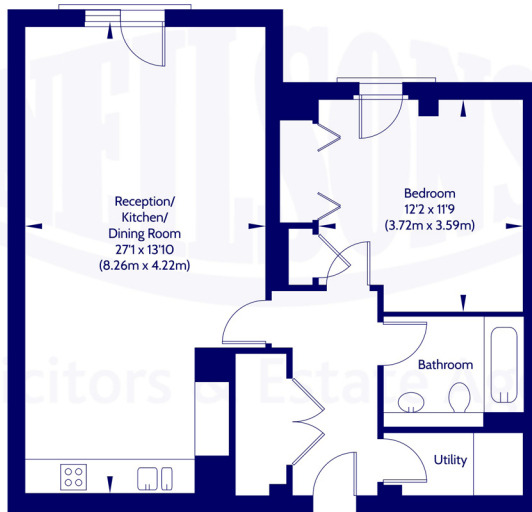
Fountainbridge is a vibrant and centrally located area just west of Edinburgh's City Centre, offering a wide range of local amenities including shops, cafes, bars and restaurants, cinema, bowling and gym. The area is well served by excellent public transport links, with Haymarket Station and the tram network within easy walking distance, providing quick access across the city and to Edinburgh Airport and several bus stops are located within 200 metres of the property. Nearby green spaces include Bruntsfield Links, The Meadows, Harrison Park and the Union Canal walkway; while Bruntsfield Place, which offers a fantastic selection of high street retailers, independent boutiques and eateries is just a short stroll away. The City Centre, West End and financial district are all easily accessible on foot or by public transport, making the area particularly popular with professionals. For motorists, this sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/ M9 motorway network.





Approx. Gross Internal Floor Area 71 Sq M / 764 Sq Ft.

## Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

