



32/1 East Fountainbridge, EDINBURGH, EH3 9BH



Welcome

Welcome to East Fountainbridge, an excellent opportunity to acquire this spacious and well-presented three-bedroom ground floor apartment, forming part of a modern, factored development conveniently located in the highly sought-after Fountainbridge area of Edinburgh, close to an abundance of local amenities and is ideally placed for local schools and universities. The property further benefits from a secure allocated underground parking space and a secure entry system and offers an ideal home for professionals, families, downsizers and investors alike. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with excellent storage
- Front facing living room or bedroom four.
- Dining kitchen
- Three bedrooms, one with en suite shower room
- Bathroom comprising WC, wash hand basin, bath with shower over
- Gas central heating
- Double glazing
- Allocated parking space in the underground garage (No 32/1)
- Secure entry system
- Lift access





Fountainbridge

Fountainbridge is one of Edinburgh's most vibrant and desirable central districts, situated just west of the city centre. The area offers an excellent range of local amenities including cafés, restaurants, bars, supermarkets and leisure facilities, with the nearby Union Canal providing attractive walking and cycling routes. Haymarket Station, Edinburgh's tram network and numerous bus services are all within easy reach, offering excellent transport connections throughout the city and beyond.

Agent Notes

The integrated kitchen appliances, curtains blinds and fitted floor coverings are included. The development is factored by Above Board Ltd with an approximate annual fee of £1,280 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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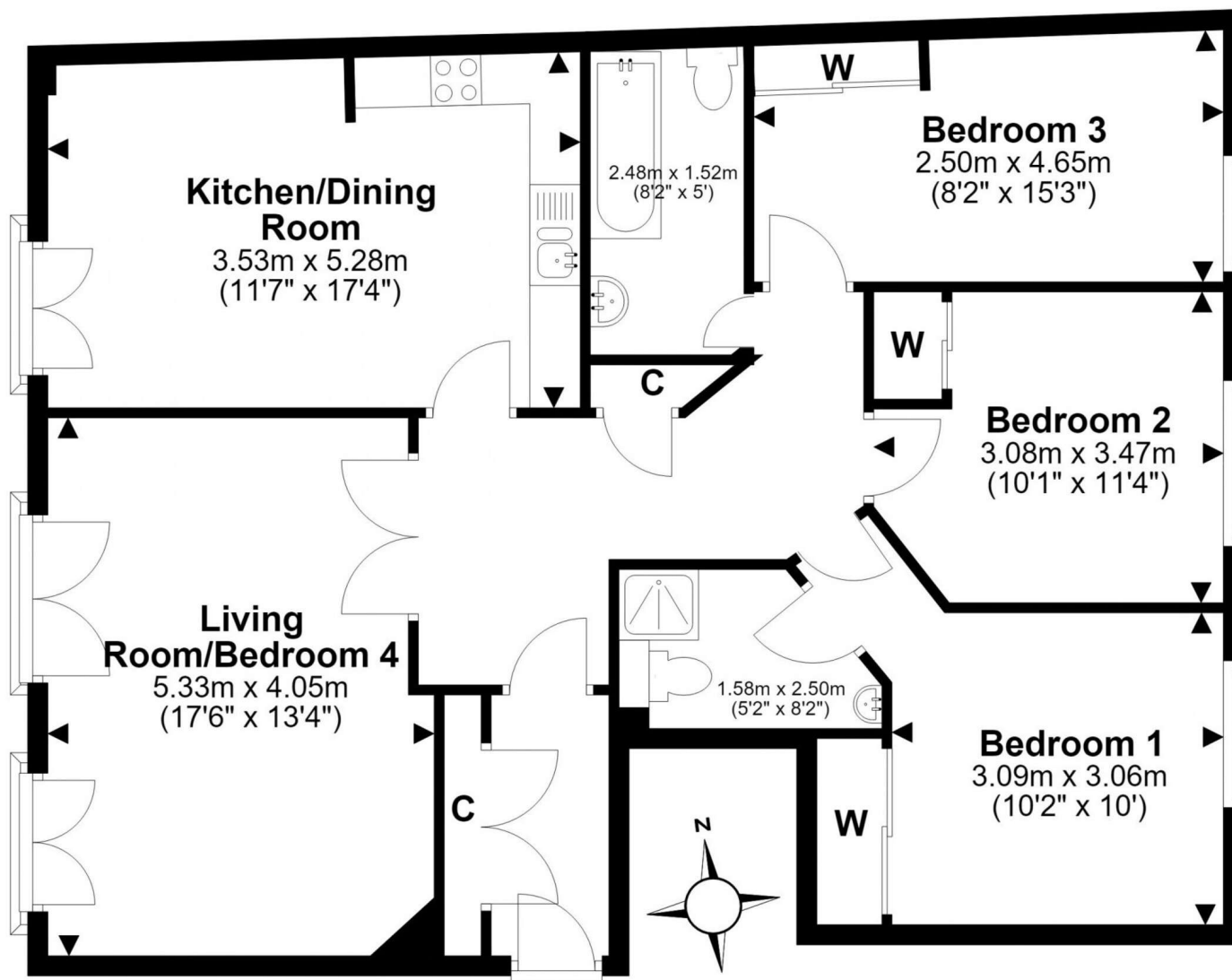
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.