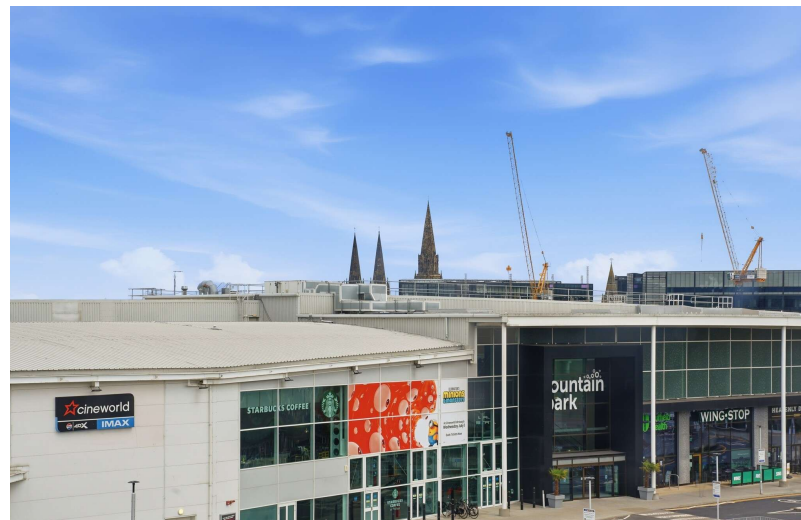
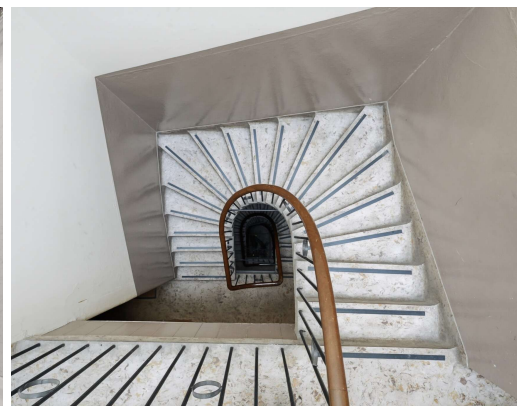
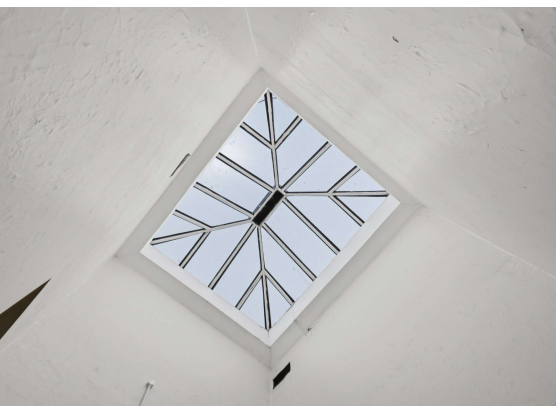




1/9 Gibson Terrace
Edinburgh, EH11 1AU

- Envidable position in the vibrant Fountainbridge district
- Bright and well-presented one-bedroom, third-floor apartment
- Close proximity to a host of excellent amenities
- Ideal for first time buyers and investors
- EPC: D
- Council tax band: B





A fantastic opportunity to acquire a bright and well-presented one-bedroom, third-floor apartment, ideally situated on Gibson Terrace in the highly desirable Fountainbridge area, just a short distance from Edinburgh city centre.

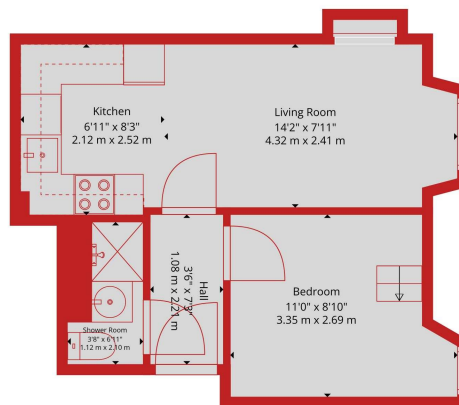
The accommodation comprises a double bedroom, an open-plan kitchen and living area, a shower room, and a welcoming entrance hallway. Shared garden to the rear. The property further benefits from electric heating throughout and offers an excellent opportunity for first-time buyers, professionals, or investors seeking a property in a prime central location.

Location

Gibson Terrace enjoys an enviable position in the vibrant Fountainbridge district, one of Edinburgh's most popular and well-connected neighbourhoods. Within easy walking distance of Lothian Road, Bruntsfield, and the picturesque Union Canal, residents can enjoy an outstanding selection of cafés, restaurants, bars, independent retailers, and everyday amenities.

Directly opposite the property is the popular Fountain Park leisure complex, offering a cinema, gym, bowling alley, restaurants, and a range of entertainment facilities. Excellent public transport links, including frequent bus services and nearby Haymarket train station, provide quick and convenient access across the city and beyond.

For outdoor recreation, the beautiful open spaces of Bruntsfield Links and The Meadows are just a short stroll away, while Edinburgh's city centre, business districts, universities, and cultural attractions are all within easy reach. Combining excellent local amenities with superb transport connections, Fountainbridge offers an exceptional lifestyle in the heart of



Total: 364 sq. Ft. 33 m²
1st Floor: 317 sq. Ft. 29 M², 2nd Floor: 47 sq. Ft. 4 m²
Excluded Areas: Open To Below: 35 sq. Ft. 3 M², Walls: 58 sq. Ft. 6 m²
Measurements Deemed Highly Probable But Not Guaranteed



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS

7a Dundas Street
Edinburgh EH3 6QG
Telephone: 0 131-225 4082
Fax: 0 131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk

