



3 Stooges Barbers

0131 466 2193

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BARBER SHOP

Est. 2004

BRAW BRUNCH

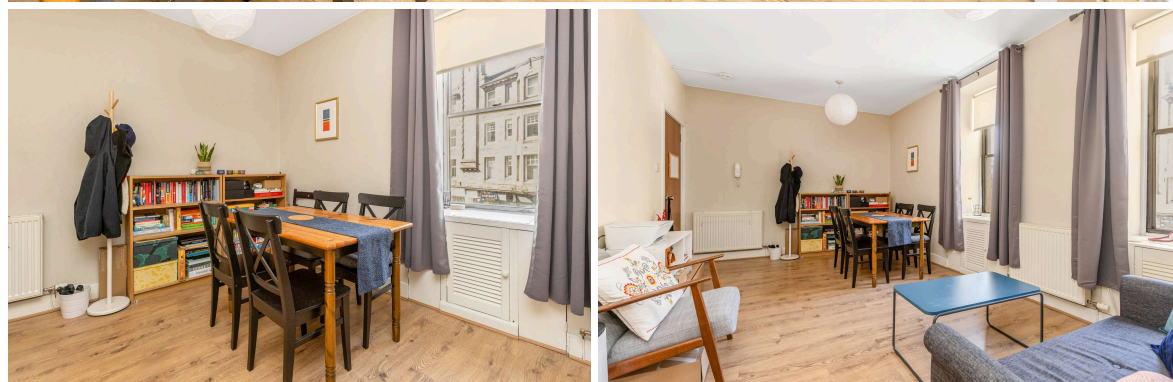
BREAKFAST LUNCH BRUNCH

BRUNCH.



7/3 East Fountainbridge,  
FOUNTAINBRIDGE | EDINBURGH | EH3 9BH

**warners**  
solicitors & estate agents



## 7/3 East Fountainbridge, FOUNTAINBRIDGE | EDINBURGH | EH3 9BH

Beautifully presented, one-bedroom first floor flat situated in the highly sought after Tollcross district of Edinburgh.

This well-presented apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The property comprises open plan living/dining/kitchen areas and offers a great space for relaxing or entertaining guests, with integral cupboard storage in the living room. The bedroom is well-proportioned completing the accommodation is the bathroom with shower over the bath. Nearby amenities include a range of retail outlets in addition to stylish bars, cafes and restaurants just a short walk away. Offering immense appeal to first-time buyers, couples and those looking for investment potential, early viewing is highly recommended.

- Beautiful one-bedroom first-floor apartment
- Sought after location
- Ideal first-time purchase
- Living/dining room/kitchen
- Well-proportioned bedroom
- Bathroom with shower over the bath
- Permit parking
- Excellent local amenities
- Additional utility room

Easy access to public transport links

Council Tax Band B, Energy rating C

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

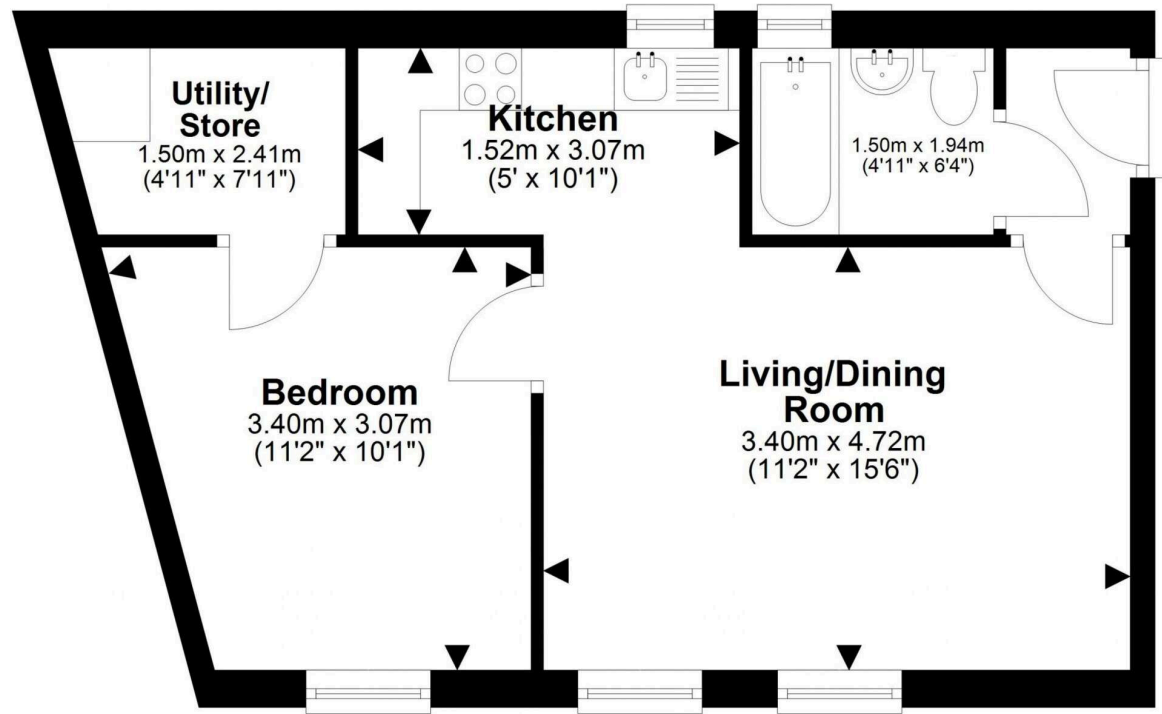
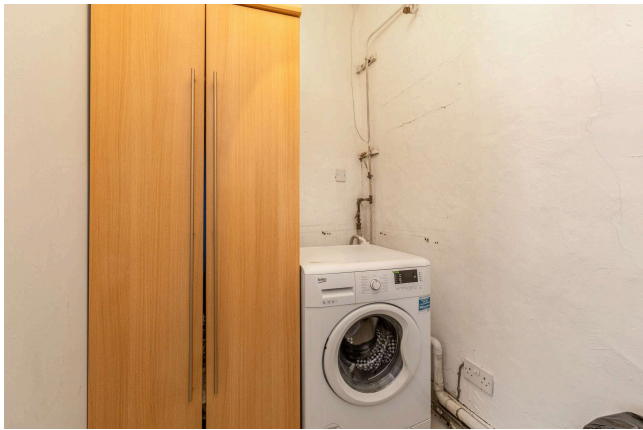


All fixtures, fittings, integrated kitchen appliances, curtains, & blinds will be included in the sale.

Other items of furniture are available under separate negotiations.

The property is located in the ever popular Tollcross area of Edinburgh, situated close to Edinburgh Castle, the Grassmarket and within walking distance of the retail and commercial centres of Princes Street, George Street and Bruntsfield. Ideally situated for access to Edinburgh's central tourist hot spots. The area has all the benefits of city centre living including shopping, fine restaurants, bars and bistros. The Usher Hall, Traverse Theatre and Royal Lyceum Theatre and the open green spaces of Princes Street Gardens and The Meadows are also close by. Schooling is well represented from nursery to senior level, with a number of University buildings on hand for the more mature students. The city bypass and main motorway networks as well as Edinburgh's International Airport are within easy reach, whilst Waverley and Haymarket Train Stations and bus links to most parts of the town are just a short walk away.





## First Floor

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.