







COULTERS[©]

WELCOME TO:

GIBSON TERRACE

39/7 Gibson Terrace, Fountainbridge, Edinburgh, EH11 1AS

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GIBSON TERRACE AT A GLANCE:



Vibrant Fountainbridge location



Traditional apartment



Bright living/dining/kitchen



Haymarket Train Station close by



Union Canal on the doorstep



Superb local amenities

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Lying adjacent to the scenic Union Canal, this is a light one-bedroom traditional apartment in Edinburgh's Fountainbridge. A second-floor property in pristine move-in condition it boasts comfortable accommodation featuring tasteful neutral interiors. Well-positioned within walking distance of Haymarket, the West End, and the Financial District and minutes from Fountain Park and other exceptional amenities, this is an ideal opportunity for a first-time buyer, professional, or investor.

- Bright living/dining/kitchen with original wooden flooring, four-panel oak door, an appealing décor, and twin windows with open views of the surrounding area.
- Modern kitchen with white shaker style wall and floor units, splashback tiling, black marble-effect worktops, and quality integrated appliances including an extractor hood, hob and oven.
- Compact study or useful storage room adjoining the living/dining/kitchen.
- Light double bedroom with original wooden flooring, built-in wardrobes and a six-panel oak door. Benefits from a pleasant open outlook.
- Well-appointed bathroom with wall-mounted shower over bath.
- Secure entry system.
- Electric heating and double glazing throughout.
- Shared rear garden mainly comprising of lawn and paving.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Just west of Edinburgh City Centre Fountainbridge is a vibrant neighbourhood. The property enjoys access to superb leisure, dining, and retail opportunities as well as to the Union Canal walkway and cycle path. Fountain Park entertainment hub is less than a five-minute walk and features Nuffield Health and Fitness Wellbeing Gym, and well-known casual dining choices.

Residents benefit from proximity to Harrison Park and the stunning expanse of the Meadows which boasts tennis courts, recreational sports pitches, pathways, and picnic spots. Friendly restaurants and cafés are available in Tollcross and on Dalry Road such as First Coast, Locanda de Gusti, and Mia's Italian Kitchen along with a wide variety of local retailers including convenience stores, and takeaways. There is a Sainsbury's

Local within walking distance and larger supermarkets less than a ten-minute drive include a Lidl, Aldi, and Sainsbury's.

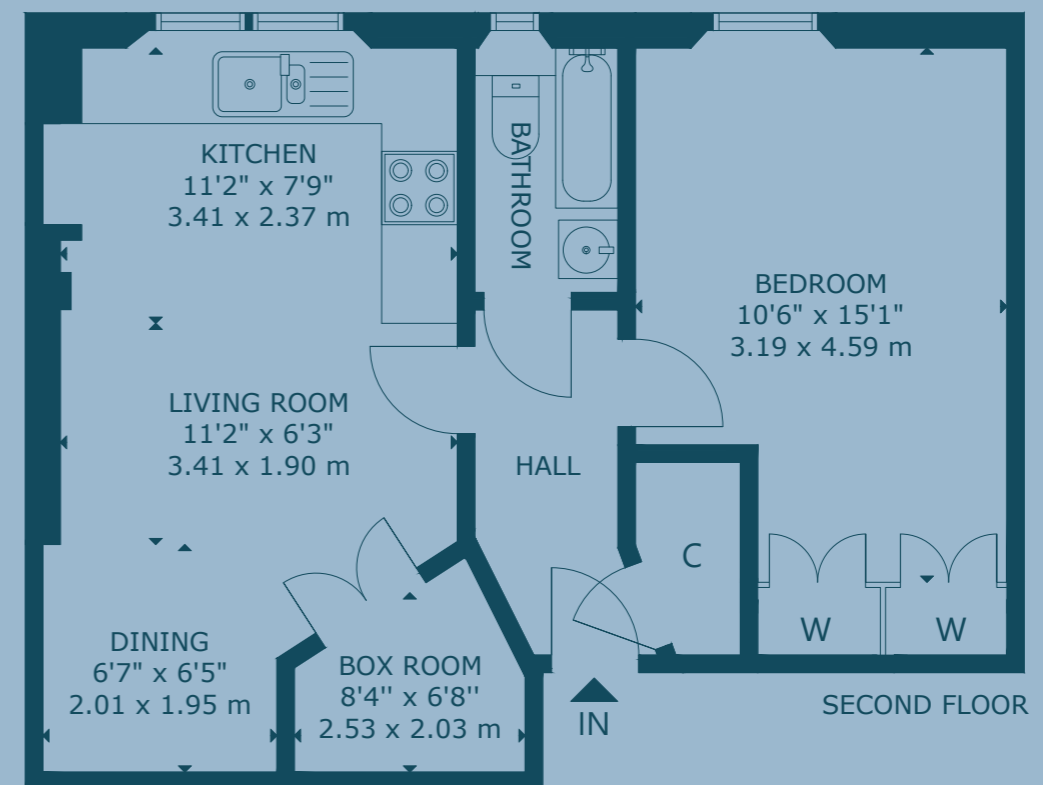
Edinburgh Napier University and The University of Edinburgh are within easy reach.

Haymarket Railway Station with the tram link to Edinburgh International Airport is a ten-minute walk. There is easy access to the A8 linking to the City Bypass.

Work is underway to transform the route between Roseburn and The Union Canal providing a high-quality pedestrian and cycle path between Fountainbridge and the extremely popular North Edinburgh Path Network, as well as leading to the City Centre West to East Link connecting Roseburn to Leith Walk.



FLOOR PLAN:



39/7 Gibson Terrace, Fountainbridge, Edinburgh, EH11 1AS

Approx. Gross Internal Area

504 Sq Ft - 47 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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