



216 (2F1) MORRISON STREET

FOUNTAINBRIDGE, EDINBURGH, EH3 8EA



1 PUBLIC



2 BED



1 BATH

0131 622 2626 | property@vmh.co.uk



VMH SOLICITORS



216 (2F1)

MORRISON STREET

Enjoying two bedrooms, a large reception room, a kitchen, a shower room, and a WC, all enhanced by lovely period features, this second-floor flat forms part of a traditional building in Fountainbridge, within a conservation area. The flat also benefits from access to a low-maintenance shared garden. With outstanding amenities on the doorstep and enviably close by, the flat is sure to appeal to a wealth of buyers, including first-time purchasers, city professionals, couples, and rental investors alike.

Features

- Second-floor flat in Fountainbridge
- In a conservation area
- Lovely period features
- Secure shared stairwell
- Entrance hall with storage
- Southerly facing living/dining room
- Fitted kitchen
- Two rear-facing double bedrooms
- Shower room and separate WC
- Low-maintenance shared garden
- Controlled parking Zone 4
- Double-glazed windows



EPC Rating - F

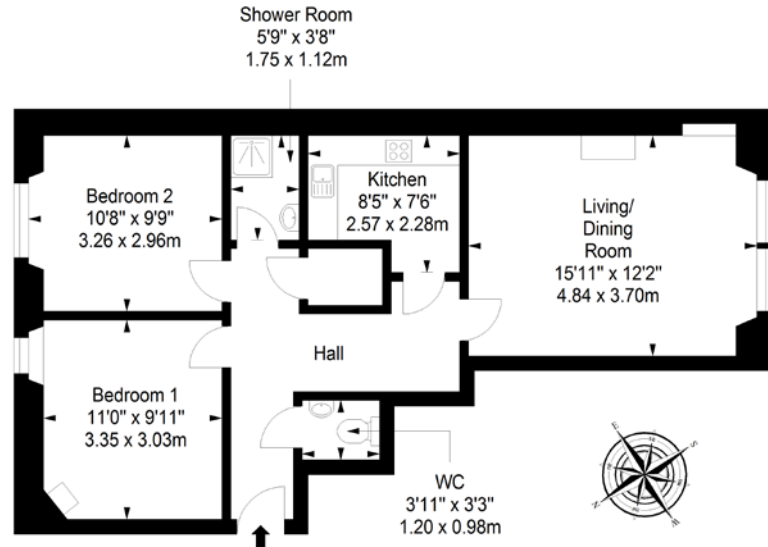
Home Report Value - £240,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: To include all fitted carpets and fitted floor coverings, curtains, washing machine, hob, oven, fridge/ freezer and light fittings

Second Floor
Approx. 59.5 sq. metres (640.5 sq. feet)



Total area: approx. 59.5 sq. metres (640.5 sq. feet)



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68



CHARTERED FIRM

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.