

COULTERS<sup>©</sup>

# 39/1 GIBSON TERRACE

FOUNTAINBRIDGE, EDINBURGH, EH11 1AS

 2 BED  1 BATH  1 PUBLIC




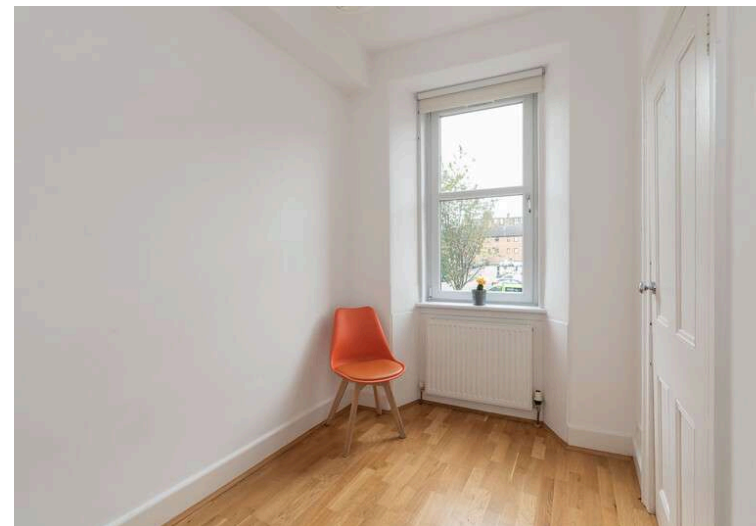
## TAKE A LOOK INSIDE

This stylish, bright traditional tenement is superbly situated adjacent to the Union Canal. The property is in good decorative order throughout and would be a delightful home for a first time buyer, professional or investor.

Accessed by way of the communal hall and stair, the front door opens onto a small, neat hall, which in turn opens onto a bright, airy and well presented sitting room which has delightful views towards the rear garden and the canal. A storage cupboard in the corner also houses the gas combi boiler. Attractive engineered wood floors continue from the lounge through to the second bedroom/study. The kitchen is fitted with a series of white wall and base mounted units, in addition to a composite worksurface with an integrated electric hob, oven and extractor hood. Natural light is provided by way of a handy hatch and an overhead window. Bedroom one is very spacious, with views to the rear garden and also benefits from the beautiful wood flooring along with fitted wardrobes.

## KEY FEATURES

-  Stylish first floor flat with views to the canal.
-  Well maintained, enclosed rear garden.
-  Superb canal side location.
-  Two bright bedrooms.
-  Permit holder parking.
-  Within a short walk of local shops.

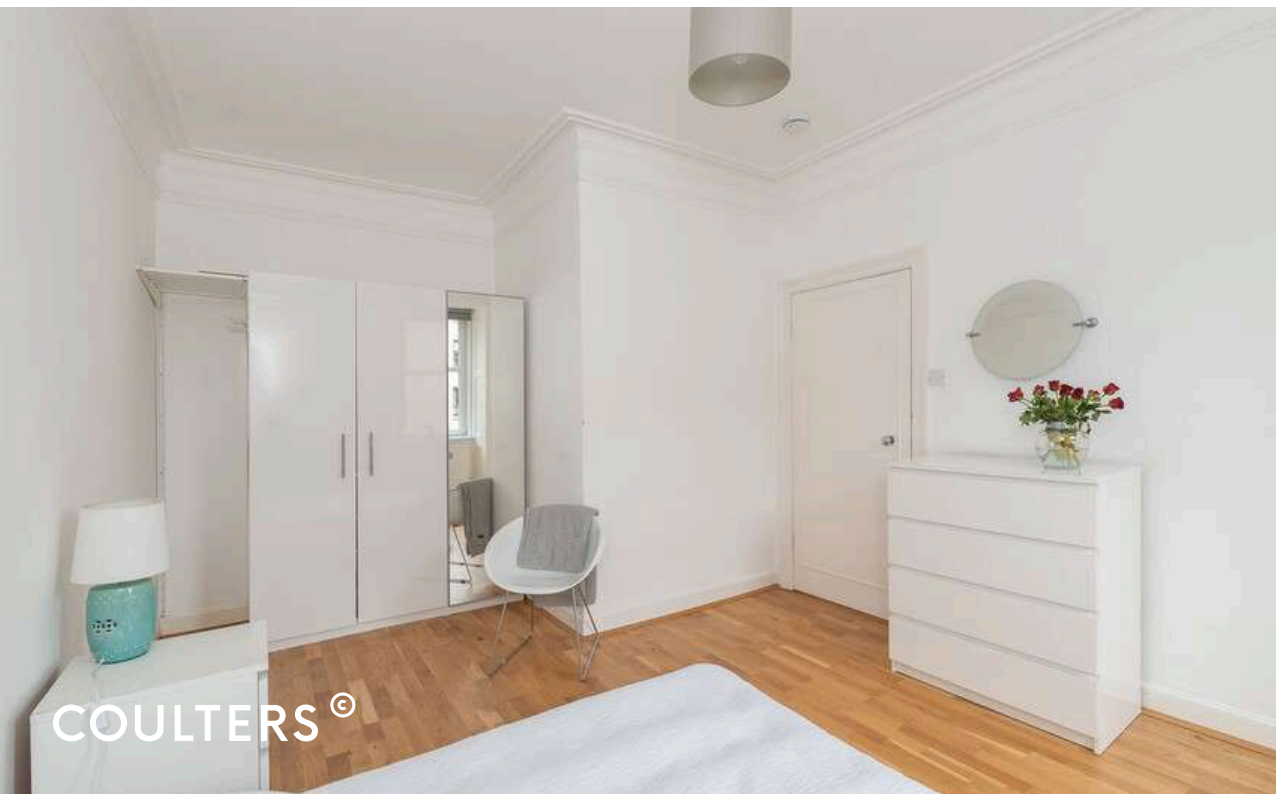


The bathroom has a white three piece suite comprising; bath (with electric shower over), WC and wash hand basin. To the rear of the property is a large, enclosed and well maintained shared garden, mainly laid to lawn. Permit holder parking is available on the street outside.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

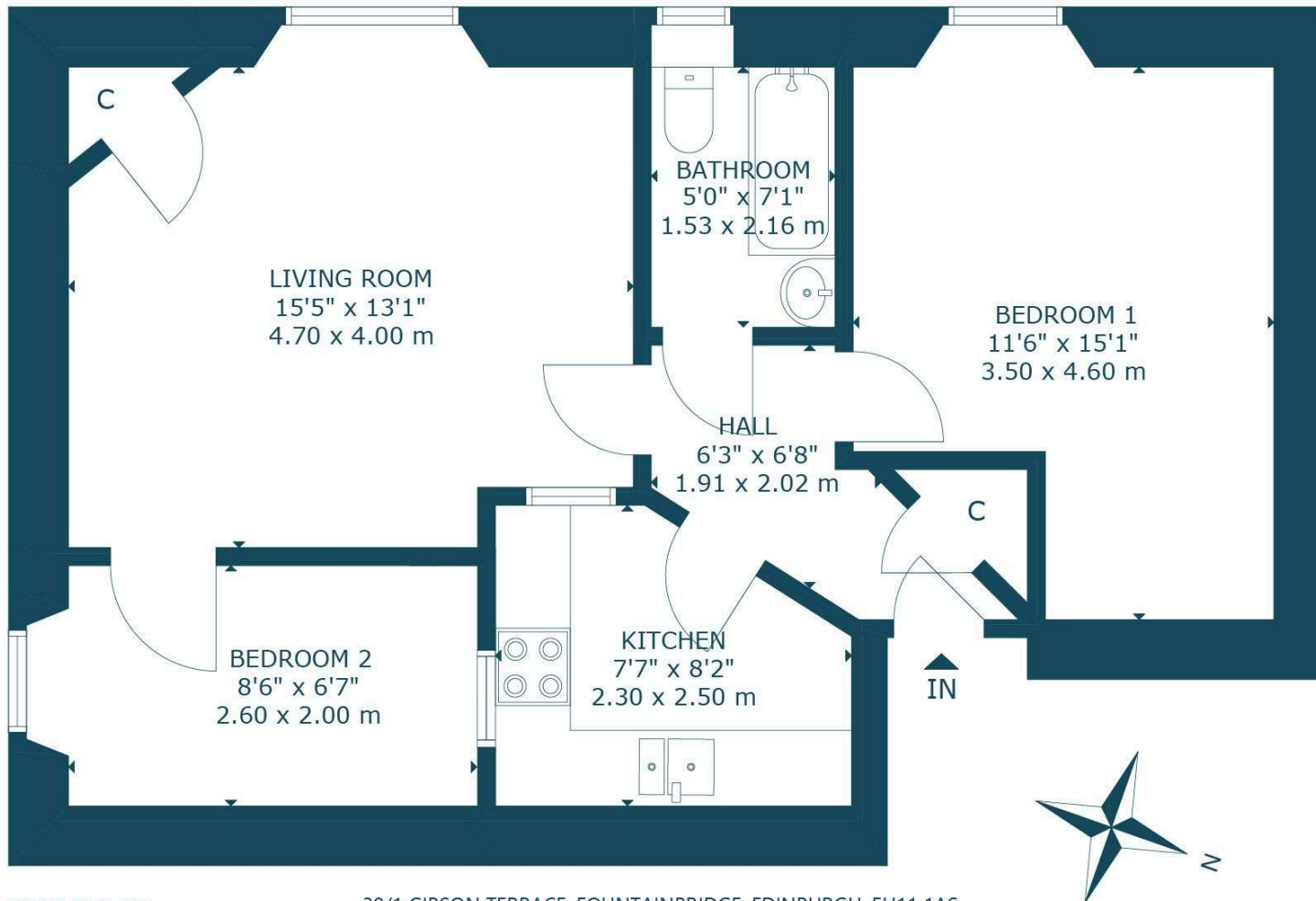




## THE LOCAL AREA

Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well[1]placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.





FIRST FLOOR

39/1 GIBSON TERRACE, FOUNTAINBRIDGE, EDINBURGH, EH11 1AS

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 623 SQ FT / 58 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.