



GILSON GRAY

LAW • PROPERTY • FINANCE

53 ROSEMOUNT BUILDINGS,
Fountainbridge, Edinburgh, EH3 8DD



This two-bedroom first-floor corner flat has an enviable position in Fountainbridge, set on a quiet cobbled street within easy reach of all the city centre has to offer. Furthermore, the property forms part of a striking B-listed building (complete with square-plan corner towers) which was built in 1860 according to modern industrial housing principals. The handsome and historic Rosemount Buildings sit adjacent to Gardner's Crescent in the recently redeveloped and bustling area of Fountainbridge, close to Edinburgh Quay and Lothian Road. It is a bustling area with many local amenities and facilities including a wide array of restaurants, bars and coffee shops, along with the nearby revamped Union Canal. Both the West End and the City Centre are conveniently close to hand and offer a wide array of shopping and entertainment options. Extras: an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

FEATURES

- A charming first-floor corner flat
- Part of a Victorian B-listed building
- In the West End conservation area
- Neutral interior décor throughout
- Welcoming entrance hall with storage
- Living/dining room with Juliet balconies
- Well-appointed, modern kitchen
- Two double bedrooms (one with storage)
- Three-piece shower room
- Gas central heating system
- Communal garden and drying area
- Controlled permit parking (Zone 4)
- EPC Rating C
- Council Tax Band B



"A FIRST-FLOOR
CORNER FLAT,
FORMING PART OF A
B-LISTED BUILDING IN
FOUNTAINBRIDGE"



EPC RATING:

C

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366

GILSONGRAY.CO.UK

EDINBURGH

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0131 516 5366



GLASGOW

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EAST LoTHIAN

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EH39 4AG
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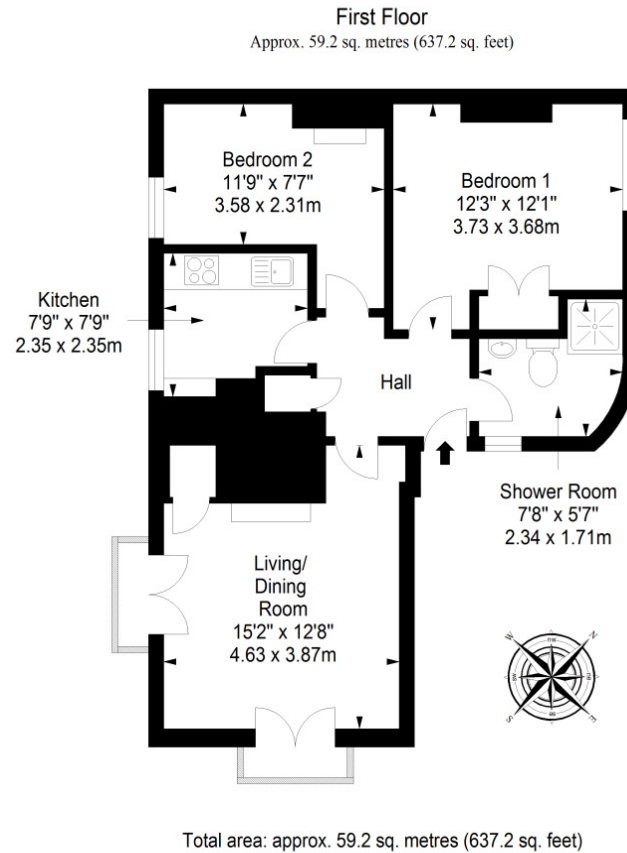
DUNDEE

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BORDERS

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