

COULTERS[®]

131/13 FOUNTAINBRIDGE

FOUNTAINBRIDGE, EDINBURGH, EH3 9QG

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This immaculate home, occupies a fourth floor position within a modern development just off the Union Canal. The property is uniquely positioned in a location that is fully pedestrianised with no surrounding roads, meaning residents are treated to the utmost peace and quiet. The building has a secure video entry system along with the benefit of a lift. Inside, the accommodation is particularly spacious with tremendous storage capacity and a well-thought through design. There is a beautifully bright open plan kitchen with living/dining area which is laid with hardwood flooring and provides access to the private balcony. The stylish kitchen is fitted with handleless units, integrated appliances and a handy breakfast bar for two.

The main bedroom is an excellent size and has a Juliette balcony, dressing room with generous storage space and an en suite with twin sinks. Bedroom 2 and 3 are both spacious doubles and each has built in wardrobes. The main bathroom has a luxurious jacuzzi bath and like the en suite, also has convenient hidden storage in the side panels behind each mirror. A laundry cupboard in the hall, set up for washing machine and dryer, completes the accommodation. There is gas central heating (operated by a boiler installed just 4 years ago) and double glazing is fitted throughout the property.

KEY FEATURES

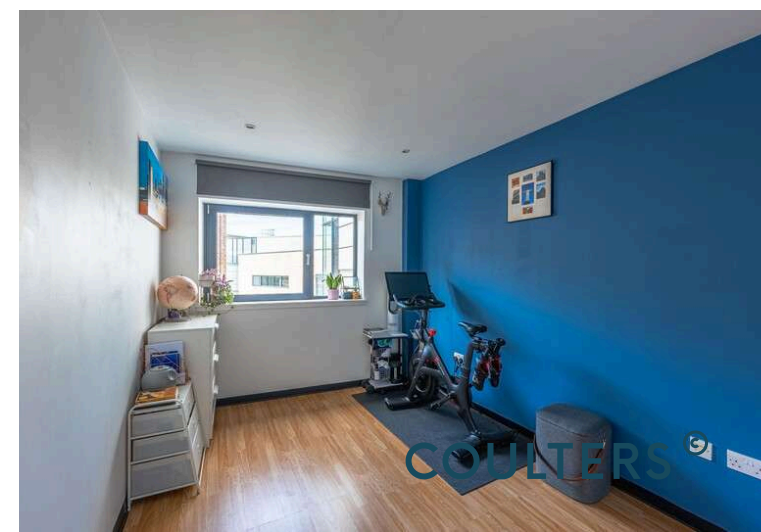
-  Well-designed modern apartment
-  Three, generous double bedrooms
-  Factored development with lift and secure entry
-  Secure underground, allocated parking space
-  Superb location overlooking the canal
-  Excellent shops, bars and eateries nearby



There is gas central heating (operated by a boiler installed just 4 years ago) and double glazing is fitted throughout the property.

The property has a south facing balcony with plenty of room for outside dining furniture. It offers unobstructed panoramic city views, allowing you to take in the sites of Edinburgh Castle, Arthur's Seat, The Pentland Hills and all the way down the canal. An allocated parking space is securely located within an underground garage with fob access.

The building is factored by Hacking and Paterson and the monthly factoring costs are approximately £200 which includes buildings insurance. There is also an active Housing Association.





THE LOCAL AREA

Fountainbridge is a popular district within Edinburgh's city centre and is situated just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. The development itself, is located directly beside the Union Canal with its walkways and cycle paths and is a 15-minute walk to the open green spaces of the Meadows and Bruntsfield Links.

There are a wide range of amenities on the doorstep including Fountain Park which offers a multi-screen cinema, health club, restaurants, bowling alley and bars. Nearby Lothian Road and Tollcross provide an abundance of entertainment options with cinemas, theatres and venues all walkable distance, including The Cameo, Filmhouse, The Lyceum and the Usher Hall amongst others. Well-regarded schooling includes Tollcross Primary School and James Gillespie's High School. Many of Edinburgh's finest private schools including George Heriot's School are within easy reach. Haymarket Railway Station and the Edinburgh Airport Tram Link are a little over five minutes' walk and regular bus services allow ease of travel around the city and beyond. There is easy access to the City Bypass.

EXTRAS

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







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,503 SQ FT / 140 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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GET IN TOUCH

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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.