

Jardine Phillips
Solicitors • Estate Agents

FOUNTAINBRIDGE

32/3 EAST FOUNTAINBRIDGE
EH3 9BH



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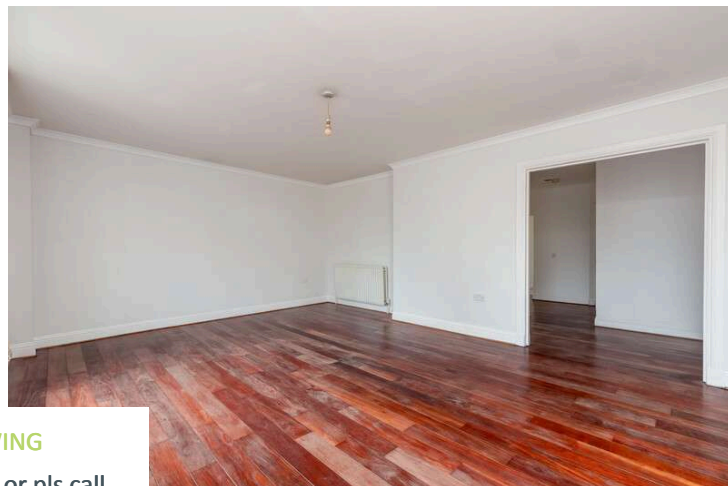
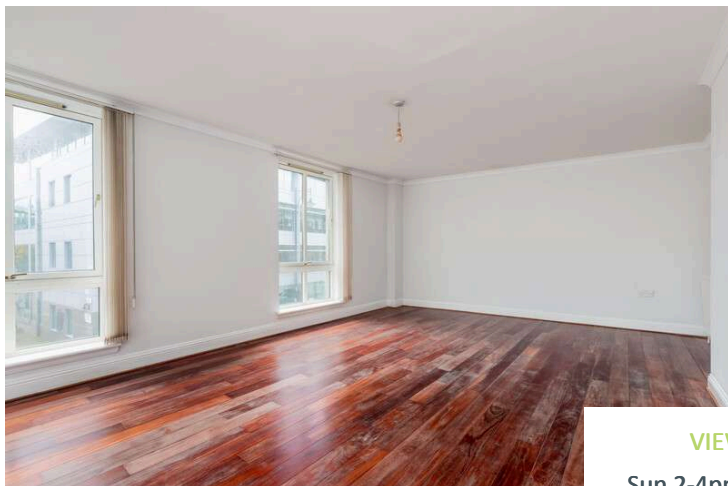
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EPC RATING: C

OFFERS OVER £270,000

PROPERTY DESCRIPTION

- Large open hallway with dark acacia wood flooring & two good sized storage cupboards
- Spacious sitting/dining area with dark acacia wood flooring and twin windows providing loads of light
- Kitchen/breakfast room with upgraded units & integrated appliances
- Master bedroom with new carpet & fitted wardrobe with mirrored sliding doors
- Fully tiled ensuite shower room with walk in mains shower, wall hung wc, built-in sink & heated towel rail
- Second bedroom with new carpet & fitted wardrobe with mirrored sliding doors
- Sizable main bathroom with bath with mains shower over, sink, wc & heated towel rail
- Gas central heating from combi boiler located in the kitchen
- Timber framed double glazed windows
- Anti-leak detection system
- Resident permit parking (off street & garage parking may be available for rent via residents' association)
- The development is factored by James Gibb Residential Factors at a cost of £131.84 quarterly to cover block buildings insurance and maintenance of all communal areas including the parking area, lobby, stairwell & lift



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





SPACIOUS, MODERN TWO BED FLAT IN CENTRAL TOLLCROSS LOCATION

Built in 2000 this large first floor flat has recently been updated with new kitchen, new carpeting and redecorated throughout, so ready to move into. Would make an ideal home for sharers, having two bathrooms and also close to Universities. Also great for a professional couple wishing to be close to the city centre. The huge sitting room is open plan to the hallway & would make a perfect entertaining space. There are a wealth of amenities on your doorstep, together with excellent transport links and the wide open spaces of the Meadows.

AREA

East Fountainbridge is located on the south side of the city, just a short walk from the West End & Princes Street, and is walking distance from the many amenities of neighbouring Tollcross, Fountainbridge, Bruntsfield, Marchmont & Newington with their wonderful selection of independent shops, supermarkets, cafes, restaurants & bars. Theatres, cinemas, galleries & museums are also all within walking distance, as are the wide open spaces of The Meadows & Bruntsfield Links. The Union Canal is a short walk away, as are the Meadows Tennis Club, Warrender Swimming Baths & Gym, a Pure Gym at Quartermile and the Royal Commonwealth Pool at Newington. The flat is in the catchment for the well regarded St Peter's & Tollcross Primary Schools and James Gillespie's & St Thomas of Aquin's High Schools and is in a prime location for students at Edinburgh or Napier Universities. There are excellent bus

services from the main roads and easy access to the motorway network and beyond.

PARKING

Resident permit parking (off street & garage parking may be available for rent via residents' association)

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£280,000

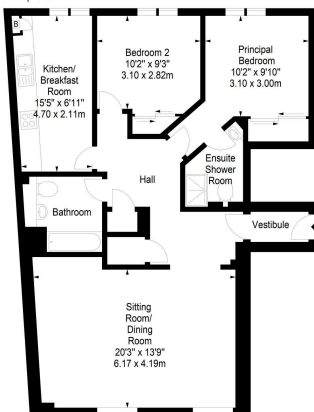


Sitting/dining room	20'3 x 13'9 (6.17 x 4.19m)
Kitchen/breakfast room	15'5 x 6'11 (4.70 x 2.11m)
Bedroom 1	10'2 x 9'10 (3.10 x 3.00m)
Bedroom 2	10'2 x 9'3 (3.10 x 2.82m)

East Fountainbridge,
Edinburgh,
Midlothian, EH3 9BH



Approx. Gross Internal Area
926 Sq Ft - 86.03 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

