



**9 Rosebank Cottages,  
Fountainbridge, EH3 8DA**



CHARTERED FIRM



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents



## OFFERING A GREAT OPPORTUNITY

TWO-BEDROOM, GROUND FLOOR, END TERRACE COLONY



This B-Listed, two-bedroom, ground floor, end terrace Colony flat has a fantastic location in the sought after Fountainbridge area of Edinburgh, a stone's throw from local amenities and an excellent selection of shops, cafes, restaurants. The Rosebank Colonies were built in the 1850's for artisan workers and are tucked away in a quiet spot, offering the best of both worlds in this vibrant part of the city. This property is now in need of modernising and offers a great opportunity to add your own stamp. The accommodation consists of an entrance vestibule, hallway with storage, a bright, front facing living room, a kitchen to the rear, with some fitted units, appliances and a larder cupboard. There are two double bedrooms, one with a fitted wardrobe, a bathroom and a separate w.c. The private, fully enclosed front garden is particularly attractive, with two areas of lawn, mature borders, hedging and a shed. There is resident permit parking. Early viewing is highly recommended.

B-Listed, main door, Colony flat  
Vestibule, housing electric meter

Hallway, with storage

Living room

Kitchen

Two double bedrooms

Bathroom

W.C.

Electric heating

Single glazing

Private garden

Permit parking





## FOUNTAINBRIDGE

Fountainbridge is located to the South West of Edinburgh City centre. The property is close to The University and Art College of Edinburgh. Local shopping can be found just around the corner on Dundee Street, whilst Fountain Park is just across the road and houses a Nuffield Health members gym/swimming pool, multi-screen cinema, restaurants and casino. The City centre is within easy reach on foot, as are the transport links of Haymarket Station and the tram and bus links to Edinburgh Airport. There is also easy road access west to connect to the Edinburgh bypass and central Scotland motorway network.



### Extras

All fitted floor coverings, blinds, light fittings, oven, hob and shed are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

D

### Home Report Valuation

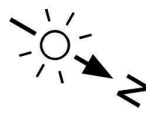
£260,000

### EPC Rating

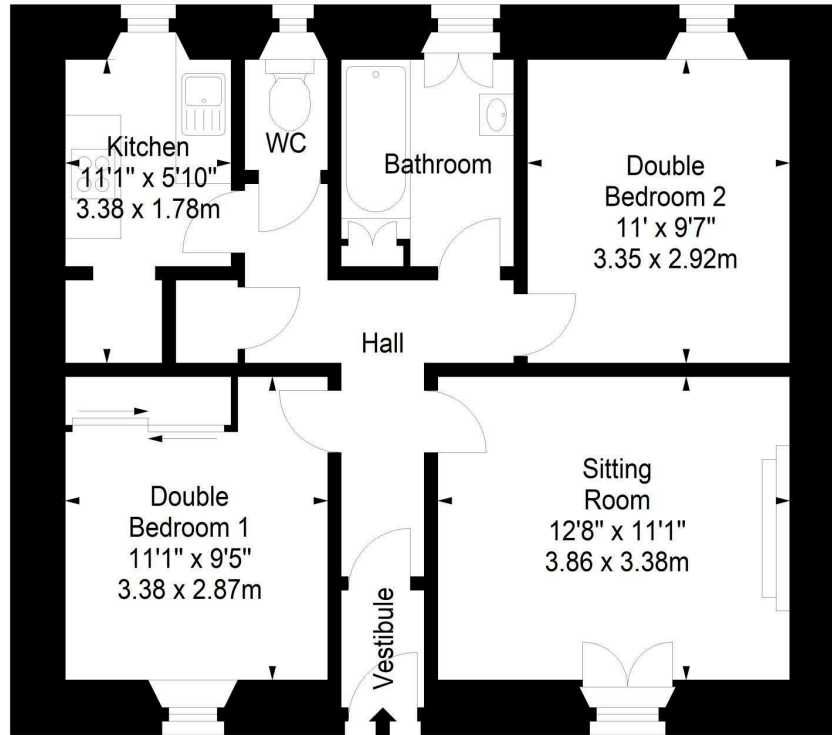
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Rosebank Cottages,  
Edinburgh,  
Midlothian, EH3 8DA



Approx. Gross Internal Area  
602 Sq Ft - 55.93 Sq M  
For identification only. Not to scale.  
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Ground Floor

Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executory Estates  
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