



13/9 Murdoch Terrace

Fountainbridge, Edinburgh, EH11 1BD

We sell homes, not just houses





Presented in move-in condition, this one-bedroom second-floor city flat provides buyers with an appealing blank canvas and new flooring throughout, as well as a brand-new kitchen and WC suite. It offers a sociable open-plan reception area, and is sure to appeal to professionals, couples, and first-time buyers alike. It is set within a traditional tenement building, located on a cul-de-sac in sought-after Fountainbridge. The home is situated near fantastic amenities, including Fountain Park, and it has regular bus links practically on the doorstep, providing a swift connection into the heart of the city centre. Furthermore, the flat is close to idyllic public parks and the Union Canal walkway.

The property is accessed via a secure telephone-entry system and a shared stairwell. The front door to the home opens into a welcoming hall area that openly flows into the living room and breakfasting kitchen, which share an open-plan layout spanning the depth of the flat. Maintaining the hall area's impeccable décor, this reception space is enhanced by the crisp white decoration and wood-effect floor. It is well proportioned for comfy lounge furniture and brightly lit from a large sash window. A handy storage cupboard completes the living area. Neatly arranged to the rear of the room in an L-shape, the new kitchen complements the aesthetic of the space combining white base and wall-mounted cabinets with stone-style worktops and on-trend splashback tiles. It is a fashionable look and one that accentuates the room's dimensions. Seamlessly integrated appliances finish the design (ceramic hob, oven, fridge/freezer, and washing machine).



Features

- Second-floor flat in move-in condition
- Part of a traditional tenement building
- Situated in sought-after Fountainbridge
- Near amenities and transport links
- Neutral décor and new flooring throughout
- A secure telephone-entry system
- Welcoming entrance hall area
- Open-plan living room/breakfasting kitchen
- Brand-new kitchen with integrated appliances
- One double bedroom
- Modern 1pc shower room and 2pc WC
- Floored loft for additional storage
- Communal rear garden with a lawn
- Controlled permit parking (Zone S4)
- Gas central heating and sash windows
- EPC Rating - C





“Open-plan living room/breakfasting kitchen,
brand-new kitchen with integrated appliances
and one double bedroom”







Next door, the double bedroom continues the neutral palette, adding soft carpeting for maximum comfort. The room shares the same aspect as the living area, and catches the morning sun for a light and airy ambience. Finishing the accommodation is the new WC suite and separate one-piece shower room. In addition, the property has a floored loft for additional storage. For year-round comfort, it has gas central heating, alongside traditional sash windows that allow lots of light into the home.

Outside, residents have access to controlled permit parking (Zone S4) and to a communal rear garden, which is laid with a patio area and a lawn.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

Fountainbridge

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-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.



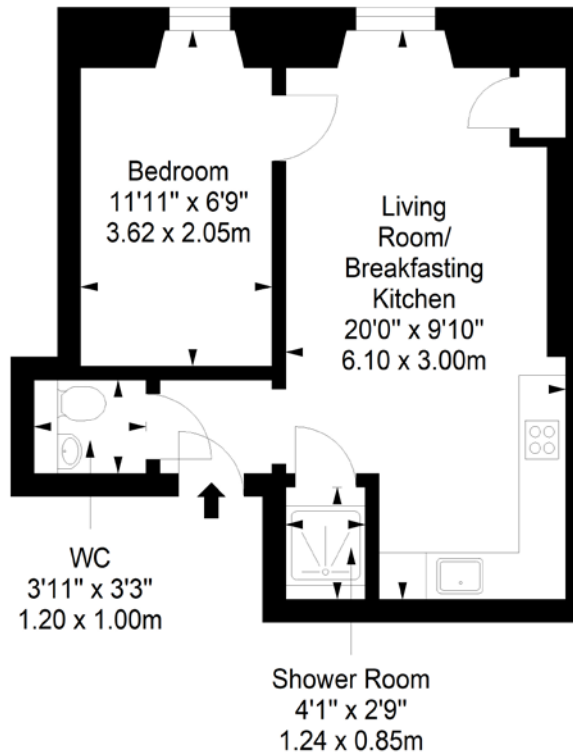


Floorplan



Second Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 28.0 sq. metres (301.4 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove OnTheMarket



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.