



21 Rosemount Buildings

Fountainbridge, Edinburgh, EH3 8DB





21

Rosemount Buildings

Charming one-bed flat forming part handsome Victorian listed courtyard development in Edinburgh's West End conservation area.

- Picturesque courtyard setting
- Part of a Victorian B-listed building
- Well-kept communal stairwell
- Welcoming entrance hall with storage
- Sunny south-facing living room
- Kitchen with appliances
- Three-piece shower room
- Communal garden and drying area
- Electric heating system
- Zoned permit parking nearby
- Tenure - Freehold



Home Report: £200,000
Offers Over £190,000
EPC Rating: E
Council Tax: B

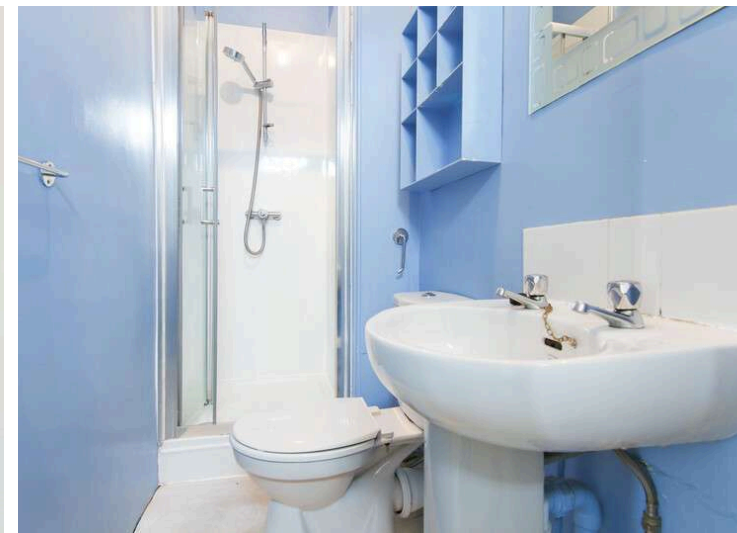
Set within a handsome Victorian listed courtyard development in Edinburgh's West End conservation area, this main-door, top floor flat enjoys a charming setting just a short walk from Haymarket train station, with a wide range of amenities and attractions also accessible by foot.

Accessed off a south-facing balcony, the neutrally decorated flat offers easily manageable accommodation and comprises entrance hall, living room, fitted kitchen, double bedroom & shower room. It also enjoys the benefit of electric heating and a flood of natural light.

There are attractively landscaped shared gardens within the courtyard, zoned permit parking nearby and it may be possible to gain access to the area of private ground used for residents' parking.

Extras: All fitted carpets and fitted flooring, light fixtures, oven, hob, cooker hood, integrated microwave, fridge/freezer and washing machine included in the sale.

Factor: The development is factored by Lowther Homes with a current charge of £165 per quarter to cover the costs of upkeep of the communal areas. The property also benefits from a block building insurance (current annual charge of £281.39), arranged by the Factors.



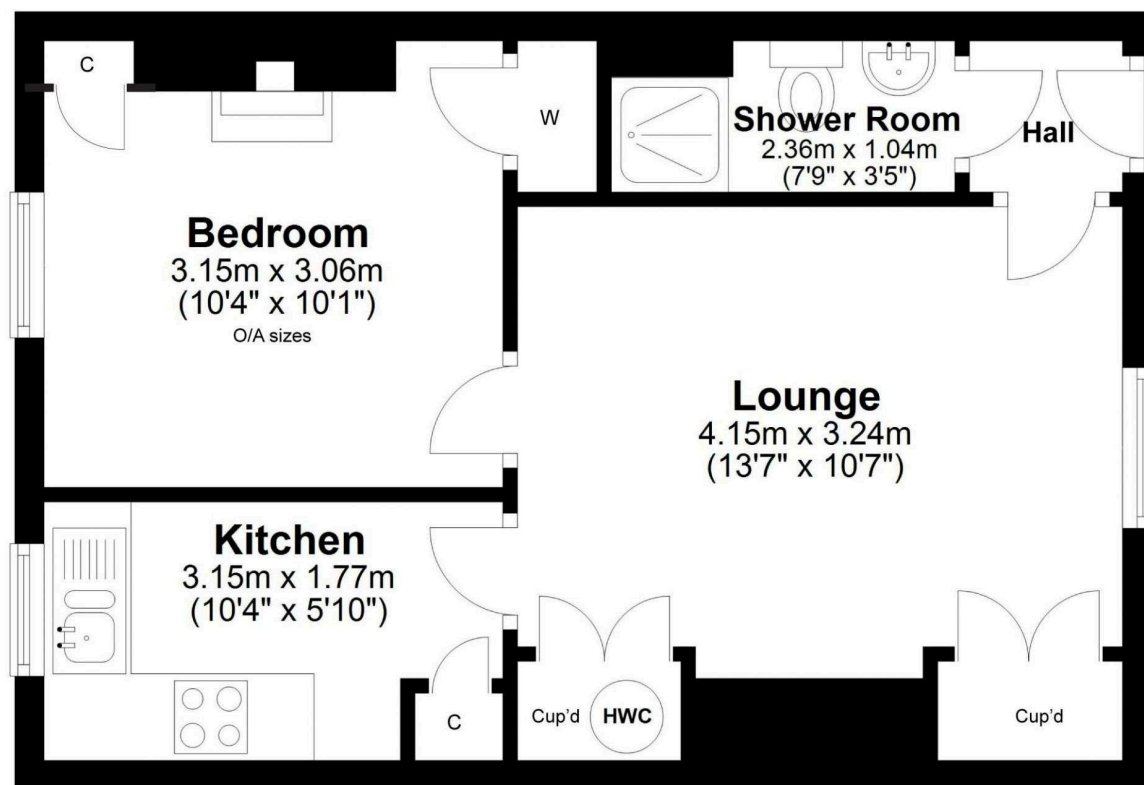
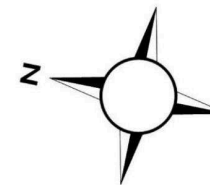
Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital.

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.

The area is popular with professionals, as well as 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.

Second Floor



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