

COULTERS<sup>©</sup>

141/11 DUNDEE STREET

FOUNTAINBRIDGE, EDINBURGH, EH11 1BP

1 BED

1 BATH

1 PUBLIC





## TAKE A LOOK INSIDE

This one bedroom flat is situated on the second floor of a traditional tenement, superbly situated close to the Union Canal, across from Fountain Park and just a short walk from the financial district, city centre and major universities.

In recent years, the property has served as a successful rental but would equally make a perfect starter home for a first time buyer. Major repair works to the building's stonework and roof are nearing completion. This has constituted a substantial investment for residents in the block, and now means new owners have the benefit of buying when the works are newly completed.

Accessed by way of the communal hall and stair, the front door opens onto a small, neat hall, which in turn opens onto a bright, sitting room. The kitchen is fitted with a series of white wall and base mounted units, in addition to a laminate worksurface, freestanding fridge/freezer, cooker and washing machine. The bedroom is very spacious with the benefit of two built-in storage cupboards.

## KEY FEATURES



Second floor flat



Cinema, gym & restaurants nearby



Excellent public transport links



Ideal flat for first time buyers



Permit parking available



City centre within easy walking distance





The property is fitted with gas central heating, double glazed windows and there is new laminate flooring throughout most of the property.

To the rear of the property is an enclosed shared garden, mainly laid to lawn. Permit holder parking is available on the surrounding streets.

## EXTRAS

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



## THE LOCAL AREA

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 Library is also yards away. The area is 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.

## GET IN TOUCH



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 426 SQ FT / 40 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.