

1/8 Port Hamilton, Fountainbridge, Edinburgh, EH3 8JL

OFFERS OVER £260,000



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- Well-presented first floor flat
- Modern development, secure entry system and factor
- Bright living room and separate fitted kitchen
- 2 double & 1 single bedrooms with built-in wardrobes
- 3-piece suite bathroom
- Gas central heating and double glazing
- Communal courtyard
- Fantastic location just off Leith Links
- EPC B





Description

Seldom available this impressive first floor flat forms part of a modern development, situated within the heart of Fountainbridge, within walking distance to the city centre, Haymarket Railway Station and excellent bus and tram services. The property benefits from a secure entry system, welcoming entrance hallway with good storage cupboards, fitted kitchen, two generously proportioned double bedrooms, a further third bedroom/office, all with built-in mirrored fitted wardrobes, and bathroom with three piece suite and shower over bath.

Location

Fountainbridge offers a fantastic city centre location, conveniently placed for easy access to many of Edinburgh's large financial and business institutions, Haymarket Railway Station, the West End and the City Centre. Local shops are to be found within the area including a Tesco Metro and Sainsburys Local, whilst the City Centre offers the wide choice of bars, restaurants, theatres and galleries. For local leisure and recreational pursuits the Fountain Park complex is nearby with its health club, cinema, restaurants and bars. Tollcross is nearby, providing access to the Usher Hall and a number of theatres. Bruntsfield Links and the Meadows are also within the vicinity and are popular with runners, walkers, and cyclists, and also includes a pitch and putt and tennis courts. The Union canal cycle path is within easy reach while there is excellent regular bus services operating in the area and Haymarket Station is again within walking distance as is the tram link to the Airport and Newhaven.

Garden

There is a well-maintained communal courtyard to the rear of the property.

Factor

Professionally manage the building at a cost of roughly £750 per annum (which includes buildings insurance).

Extras

All fitted floor covering, blinds, light fittings and integrated appliances are included in the sale price.

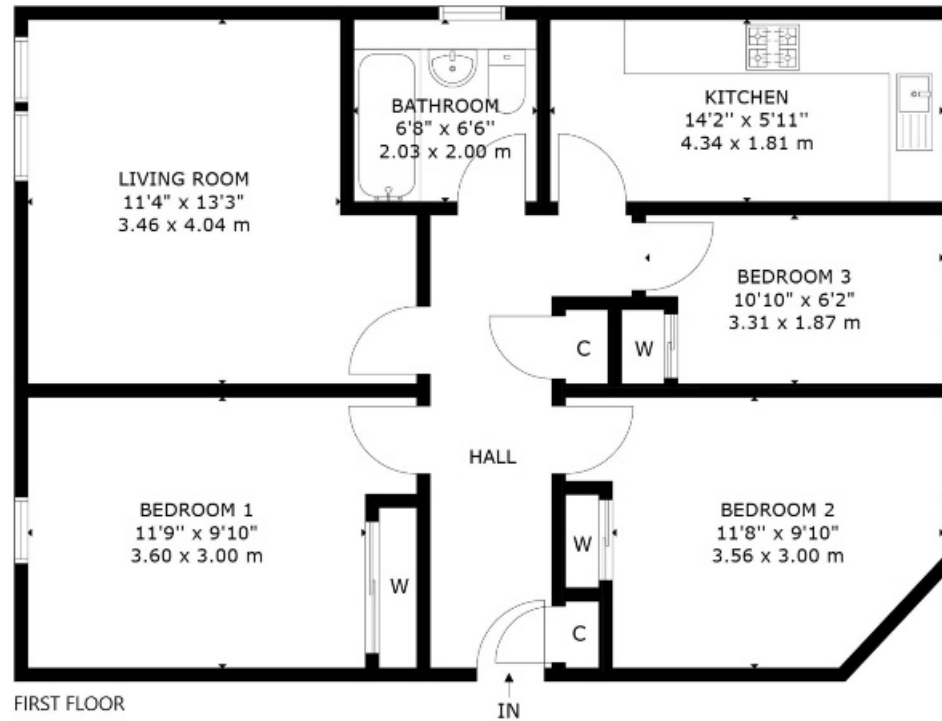
Council Tax Band E & EPC B

Home Report

The property has been valued by surveyors at £265,000 and the Home Report is available via the ESPC listing.

Viewings

By appointment with the Agent telephone 0131 229 3399 (or 0759 58 20611 out with office hours).



FIRST FLOOR

1-8 PORT HAMILTON, EDINBURGH, EH3 8JL

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ FT / 72 SQ M

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

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