



5 PF3 Murdoch Terrace
Fountainbridge, Edinburgh, EH11 1BE





5 PF3

Murdoch Terrace

One bedroom ground floor flat conveniently located within the popular Fountainbridge area.

- Entrance hall with utility cupboard
- Open plan sitting room & kitchen
- Generous double bedroom
- Shower room with -piece suite
- Communal rear garden
- Secure Entryphone system
- Convenient location
- Ideal for a first-time buyer
- Permit holder parking
- Gas central heating and double glazing

Offers Over : £145,000

Home Report: £150,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Situated within the popular Fountainbridge area, this one bedroom ground floor flat is ideal for a first-time buyer or investor alike. The property is conveniently located next to plentiful local amenities including bars, restaurants, a cinema and gym, and the city centre is within easy walking distance.

Further benefits include a secure entryphone system, communal garden, gas central heating and double glazing.

Management

The tenement is factored by Lowther homes at an approximate cost of £80 per quarter.

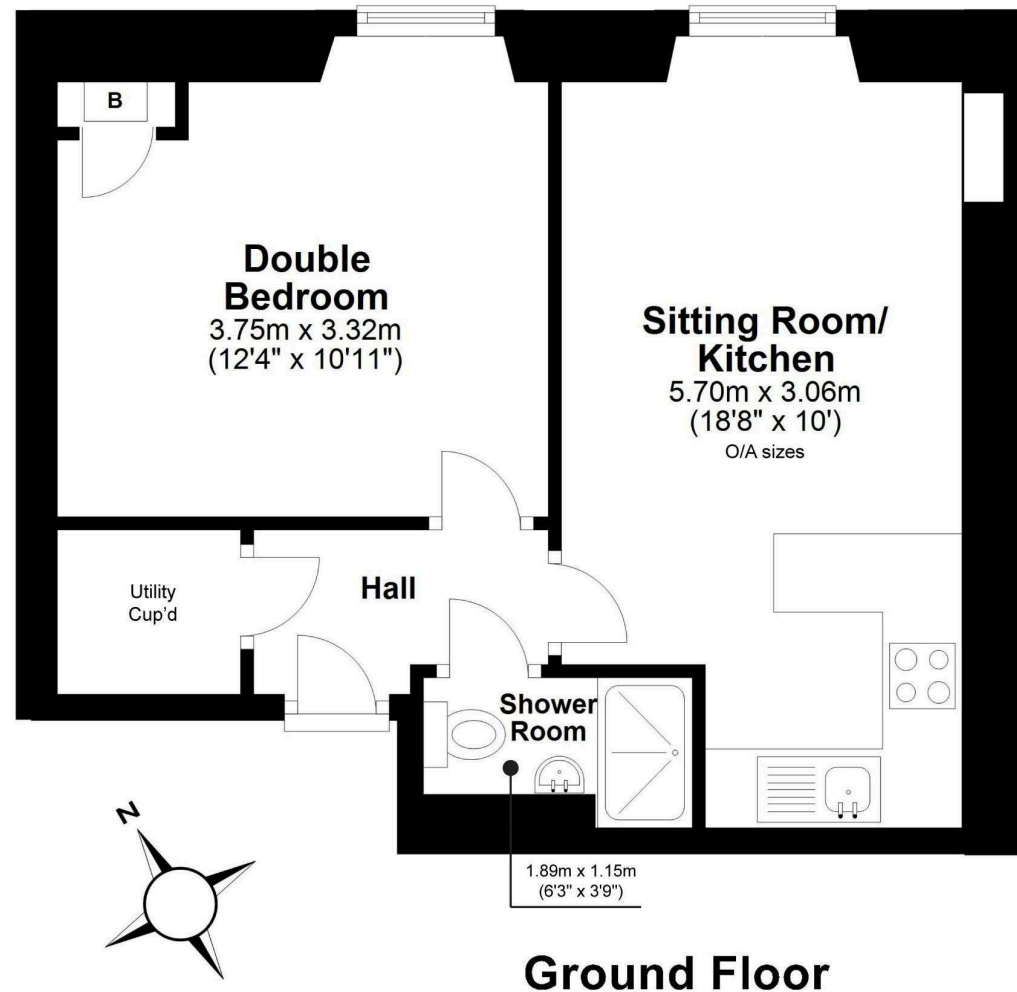
Extras

To include all fitted carpets, curtains, blinds, light fixtures, oven, hob, fridge/freezer and washing machine.



Location

Fountainbridge is within easy walking distance of the West End retail and commercial centre, and the Exchange financial district. The area enjoys all the benefits of city centre living with a wide selection of quality restaurants, bistros, theatres and cinemas close by. The Union Canal walkway and cycle path accessed from Edinburgh Quay, both provide excellent outdoor leisure facilities. The Edinburgh International Conference Centre is within walking distance, and Edinburgh University and Art College are also close by. The area also has an excellent bus service to and from the city centre and beyond, and Haymarket rail station and tram link is within walking distance, providing easy commuting. By car, main roads heading west connect quickly to the Gyle Shopping Centre; the city bypass; Edinburgh International Airport; the Queensferry Crossing and the central motorway network.



VMH SOLICITORS

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