



5 PF3 Murdoch Terrace

Fountainbridge, Edinburgh, EH11 1BE



VMH ESTATE AGENTS



Situated within the popular Fountainbridge area, this 1 bedroom ground floor flat is ideal for a first-time buyer or investor alike.

- Entrance hall with utility cupboard
- Open plan sitting room & kitchen
- Double bedroom
- Shower with 3-piece suite
- Gas central heating & double glazing
- Communal rear garden
- Secure entryphone system
- Permit holder parking
- Excellent location close to local amenities
- Ideal for first-time buyers & investors



Offers Over: £0

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

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.

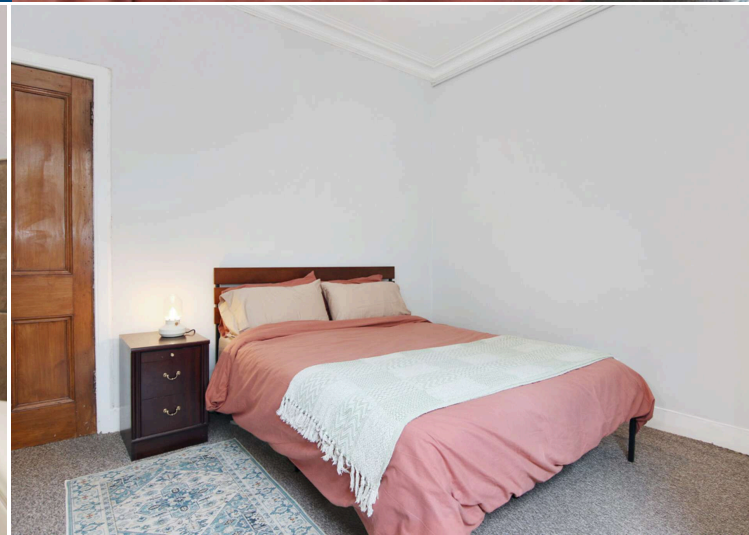
Further benefits include a secure entryphone system, communal garden, gas central heating and double glazing.

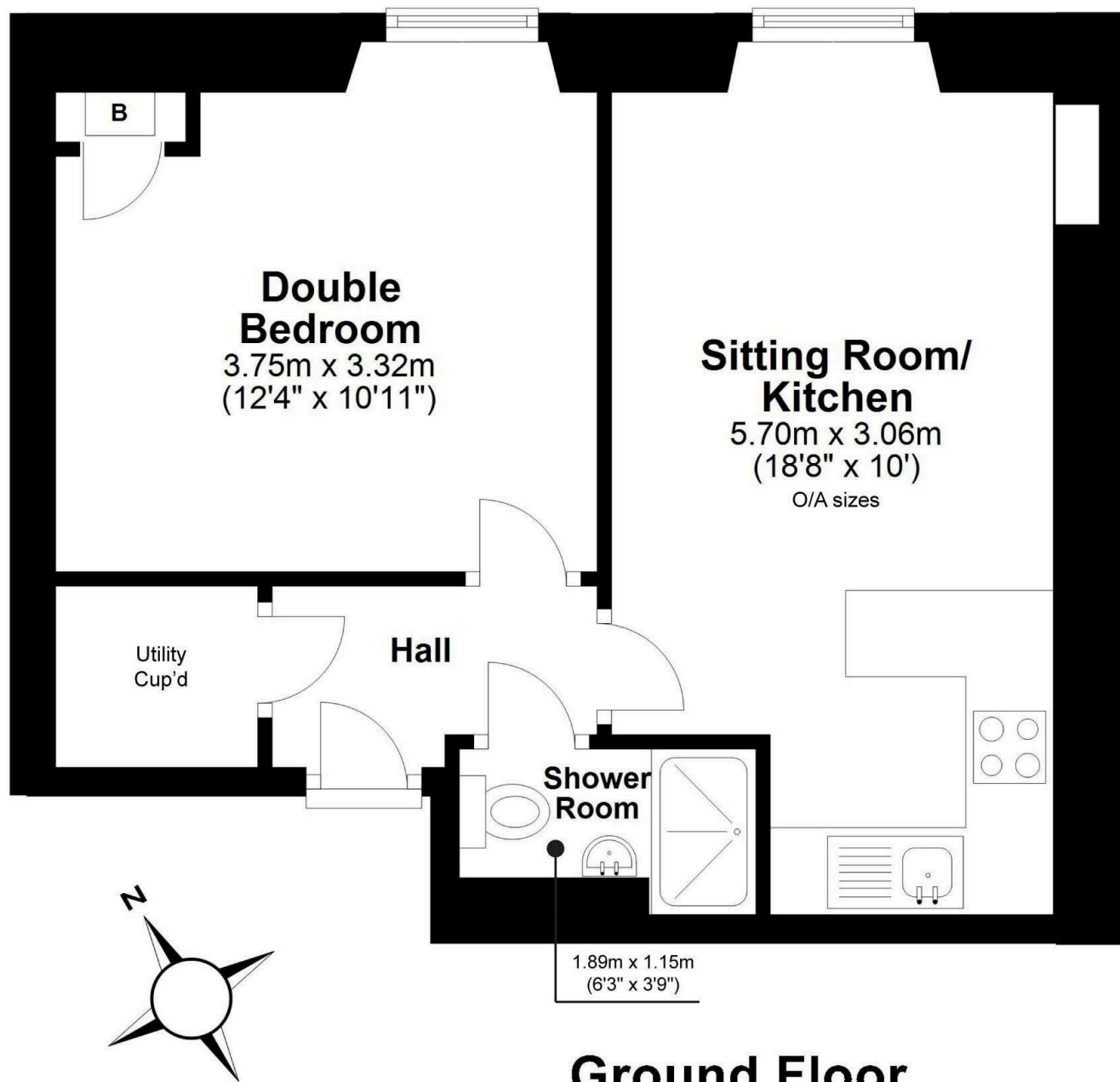
Management

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

Extras

To include all fitted carpets, curtains, window blinds, 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 ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.