




McEwan Fraser Legal

Solicitors & Estate Agents

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Flat 14, 2 Melvin Walk

FOUNTAINBRIDGE, EDINBURGH, EH3 8EQ



FOUNTAINBRIDGE

EDINBURGH

Melvin Walk is located in the Fountainbridge area of the city which lies in a central position approximately five minutes from Princes Street, thus making this an ideal location for anyone looking to enjoy all the delights of the city centre.

The area is well served by an excellent range of local amenities including many shops, bars, restaurants, a cinema and recreational facilities. Princes Street and the city centre are within minutes walking distance of the property and here a more varied range of amenities are to be found. The open space of The Meadows, and 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. There are good local shops both in Tollcross and Haymarket, including a Sainsbury's just off Lothian Road.

FLAT 14, 2 MELVIN WALK

FOUNTAINBRIDGE, EDINBURGH

McEwan Fraser Legal is excited to offer to the market this three bedrooms, highly desirable, executive apartment. The apartment is located within the popular Springside Development, providing beautiful views across the Edinburgh city skyline.

Internally this accommodation is in excellent decorative order and finished to a high standard, briefly comprising of an entrance hallway, including two large storage cupboards, a bright and spacious open plan lounge with floor to ceiling windows filling the room with light leading into the modern kitchen/diner, benefiting from an integrated hob/oven, extractor fan, fridge freezer, microwave and dishwasher. The living area feels expansive and the sense of spaciousness created by the light that pours through the window invites you to explore the room's warmth and elegance. In a room full of natural light from first thing in the morning until late in the evening, the result

is an uplifting space. A spacious master bedroom including double built-in wardrobes with four-piece, partially tiled en-suite shower-room with chrome heated towel rail and an extractor fan. There are two further double bedrooms, both of which have double built-in wardrobes. The four-piece, partially tiled family bathroom enjoys a bath and separate shower enclosure, also with chrome heated towel rail and extractor fan. These bathrooms are all about relaxation...a simple, but sophisticated space designed to leave you feeling calm and cosseted.

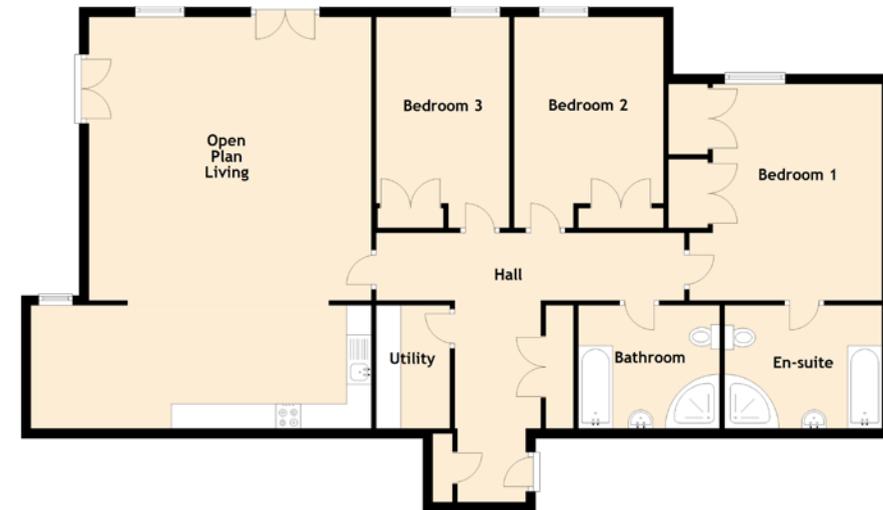
In addition, there is a secure entry system, gas central heating, high speed broadband, full double-glazing, a lift that takes you directly down to the secure underground parking, with remote control entry. There is more than adequate on-street parking to accommodate for visitors and, communal garden grounds surrounding the property adds to the appeal.





SPECIFICATIONS

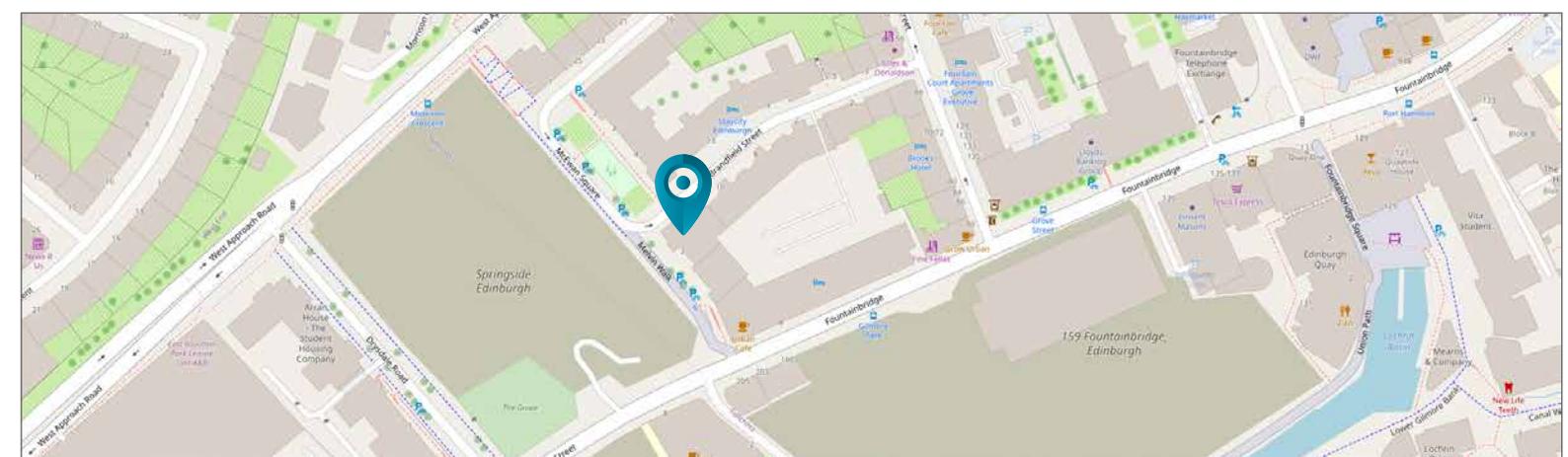
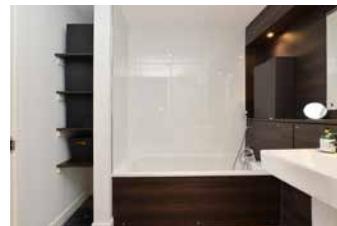
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.75m (18'10") x 5.75m (18'10")
Bedroom 1	4.39m (14'5") x 3.92m (12'10")
En-suite	3.20m (10'6") x 2.47m (8'1")
Bedroom 2	4.28m (14'1") x 3.04m (10')
Bedroom 3	4.28m (14'1") x 2.71m (8'11")
Bathroom	2.88m (9'5") x 2.50m (8'2")
Utility	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²): 141m²
EPC Rating: B






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**Part
 Exchange
 Available**

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