




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

3F2, 26 Fowler Terrace

FOUNTAINBRIDGE, EDINBURGH, EH11 1DA

AREA FOUNTAINBRIDGE

EDINBURGH, EH11 1DA

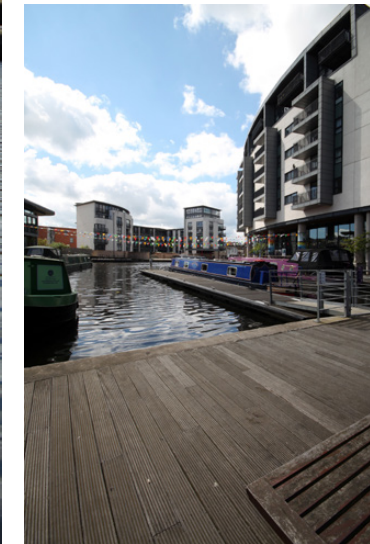
Fountainbridge is located within close proximity to The Grassmarket on one side and Lothian road to the opposite side. Both within walking distance to Edinburgh city centre.

The area offers excellent local shops and amenities, and there is an exceptionally wide choice of specialised shopping facilities. There is a full range of banking, building society and Post Office services in the area and Princes Street and the city centre are within minutes walk away from the property.

Edinburgh's entertainment facilities tend to be highly concentrated in the city centre, and here there are theatres and cinemas, all manner of bars and restaurants and indoor sports facilities.

The Fountainbridge complex also provides an excellent range of local amenities including many shops, bars, restaurants, a cinema and many recreational facilities.

Not only is there a regular bus service giving easy access to all parts of Edinburgh but there is also the recently completed tram network, only a few minutes walk from the property, linking the heart of Edinburgh out to the west and as far as Edinburgh airport.



3F2, 26 FOWLER TERRACE

FOUNTAINBRIDGE, EDINBURGH, EH11 1DA

An excellent opportunity has arisen to acquire this highly desirable one bedroom top-floor flat, making for an ideal buy-to-let investment while being well located within the popular Fountainbridge area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway with a utility cupboard, an open plan lounge/diner which includes a feature electric fire with surround, an Edinburgh press and access into the fully fitted, partially tiled kitchen with an extractor hood and under-unit lighting.

There is a spacious double bedroom and a three-piece, partially tiled shower room with a corner shower cubicle and a chrome heated towel rail.

There are high ceilings and real wood flooring presumed throughout the property.

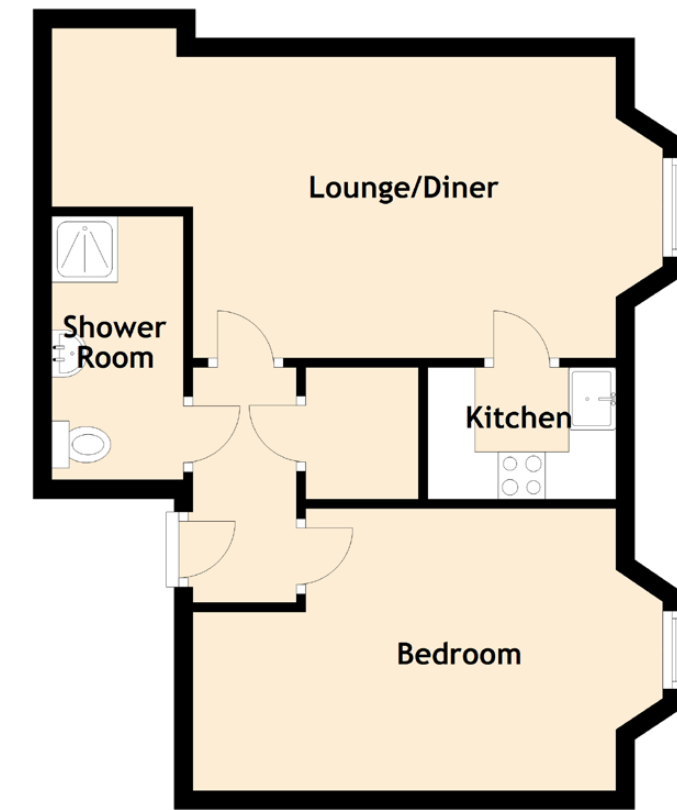
This property also benefits from secure door entry system, gas central heating, single glazed sash and case windows, a communal garden to the rear of the property, accessed via the stairway and more than adequate on-street meter parking for visitors, with annual permits available to residents at a small annual fee.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.00m (19'8") x 3.20m (10'6")
Kitchen	2.00m (6'7") x 1.40m (4'7")
Bedroom	4.50m (14'9") x 3.00m (9'10")
Shower Room	2.80m (9'2") x 1.40m (4'7")

Gross internal floor area (m²): 43m²

EPC Rating: D

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

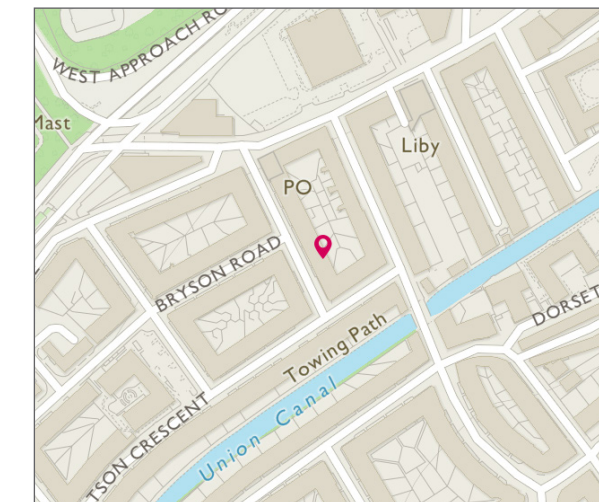


Image credit: <https://www.zillow.com/uk/property/>



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer