

26 Rosebank Cottages

FOUNTAINBRIDGE, EDINBURGH, EH3 8DA



*SPACIOUS TWO BEDROOM
LOWER COLONY FLA*



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Presenting a two-bedroom lower colony flat in Edinburgh, this property offers great potential and would benefit from modernisation to enhance its charm and functionality. The flat features two spacious bedrooms, providing ample room for comfortable living. Each bedroom offers generous proportions, ensuring plenty of space for furniture and storage.

The living room is a highlight of the property, featuring a welcoming fireplace and large windows that flood the space with natural light. This bright and airy room offers a versatile layout, ideal for relaxation and entertaining.





The kitchen provides a practical area for meal preparation and dining. While functional, the kitchen would benefit from modern updates to fully realise its potential as a contemporary kitchen.





Bedroom 1

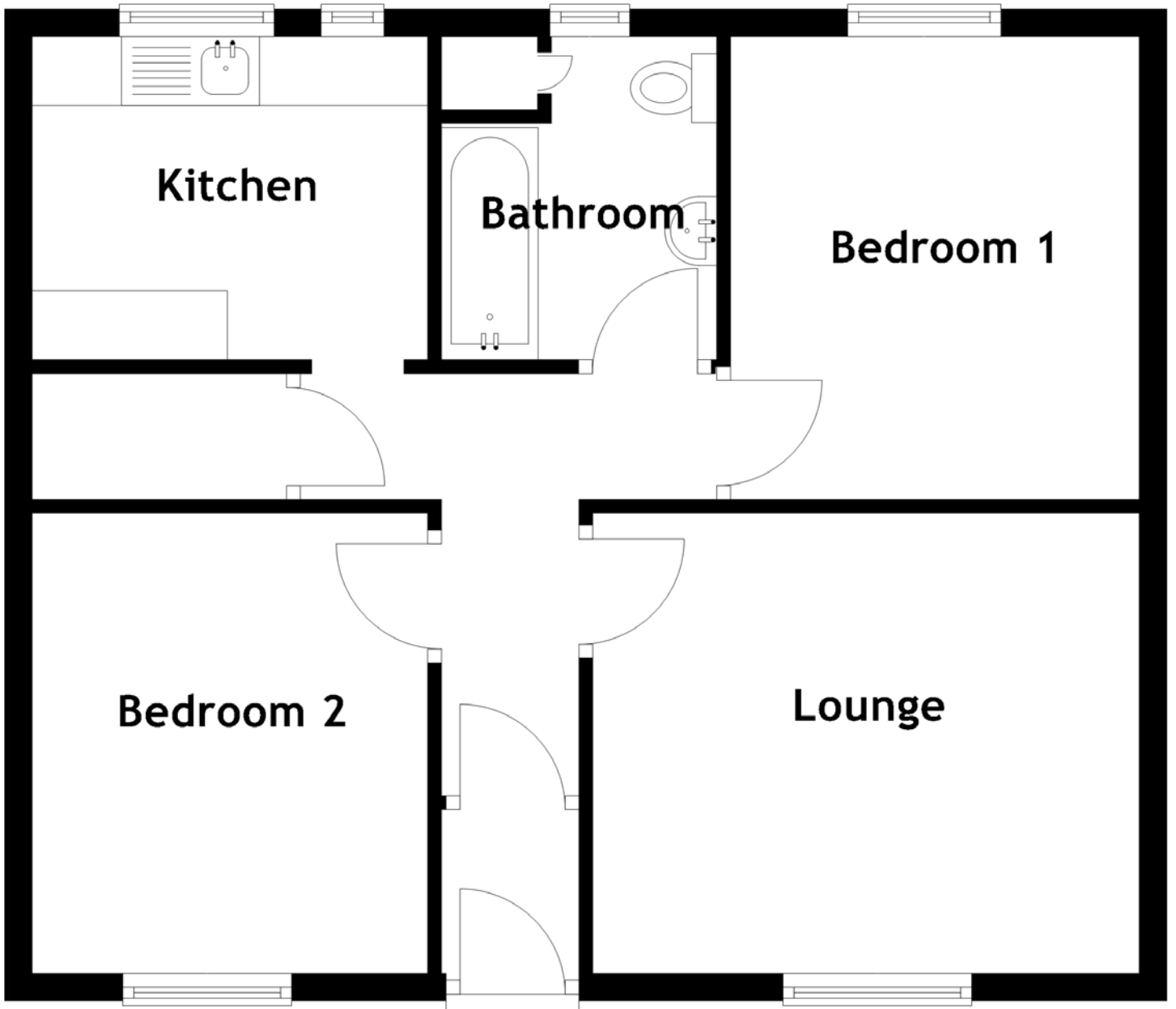




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	3.96m (13') x 3.33m (10'11")
Kitchen	2.87m (9'5") x 2.34m (7'8")
Bedroom 1	3.35m (11') x 2.96m (9'9")
Bedroom 2	3.33m (10'11") x 2.87m (9'5")
Bathroom	2.34m (7'8") x 1.99m (6'7")

Gross internal floor area (m²): 58m²

EPC Rating: D



A key feature of this property is the private front garden, offering a pleasant outdoor area for gardening, leisure, or alfresco dining. This added outdoor space enhances the flat's overall appeal and functionality. The house additionally benefits from gas central heating and on-street parking.

Overall, this two-bedroom lower flat presents an excellent opportunity for buyers seeking a property with potential. With spacious rooms, a bright living area, and a private front garden, this flat offers a solid foundation for creating a comfortable and modern home in a desirable Edinburgh location.

The Property



Fountainbridge is a vibrant and well-connected area located to the west of Edinburgh's city centre, known for its mix of modern developments and historical charm.

TRANSPORT LINKS:

Fountainbridge benefits from excellent transport links, making it easy for residents to navigate the city and beyond. The area is served by the Edinburgh Trams, with nearby stops providing quick and convenient access to various parts of the city, including direct routes to Edinburgh Airport. Additionally, Haymarket Train Station is within walking distance, offering regular rail services to Glasgow, London, and other major destinations, enhancing the connectivity for commuters and travelers.

LOCAL AMENITIES:

The area boasts a wide range of local amenities, catering to the needs of its diverse community. Fountainbridge is home to a variety of shops, supermarkets, and fitness centres, ensuring residents have access to essential services. The Union Canal, which runs through the area, provides a picturesque setting for walking and cycling, adding to the recreational opportunities available to locals.



DINING AND COFFEE SHOPS:

Fountainbridge is known for its vibrant culinary scene, featuring a diverse array of dining options. Residents can enjoy an eclectic mix of restaurants, offering cuisines from around the world. Additionally, the area is dotted with numerous coffee shops and cafes, such as Akva, Loudons, and Milk, providing perfect spots for socializing, working, or simply enjoying a leisurely coffee.

CULTURAL AND ENTERTAINMENT VENUES:

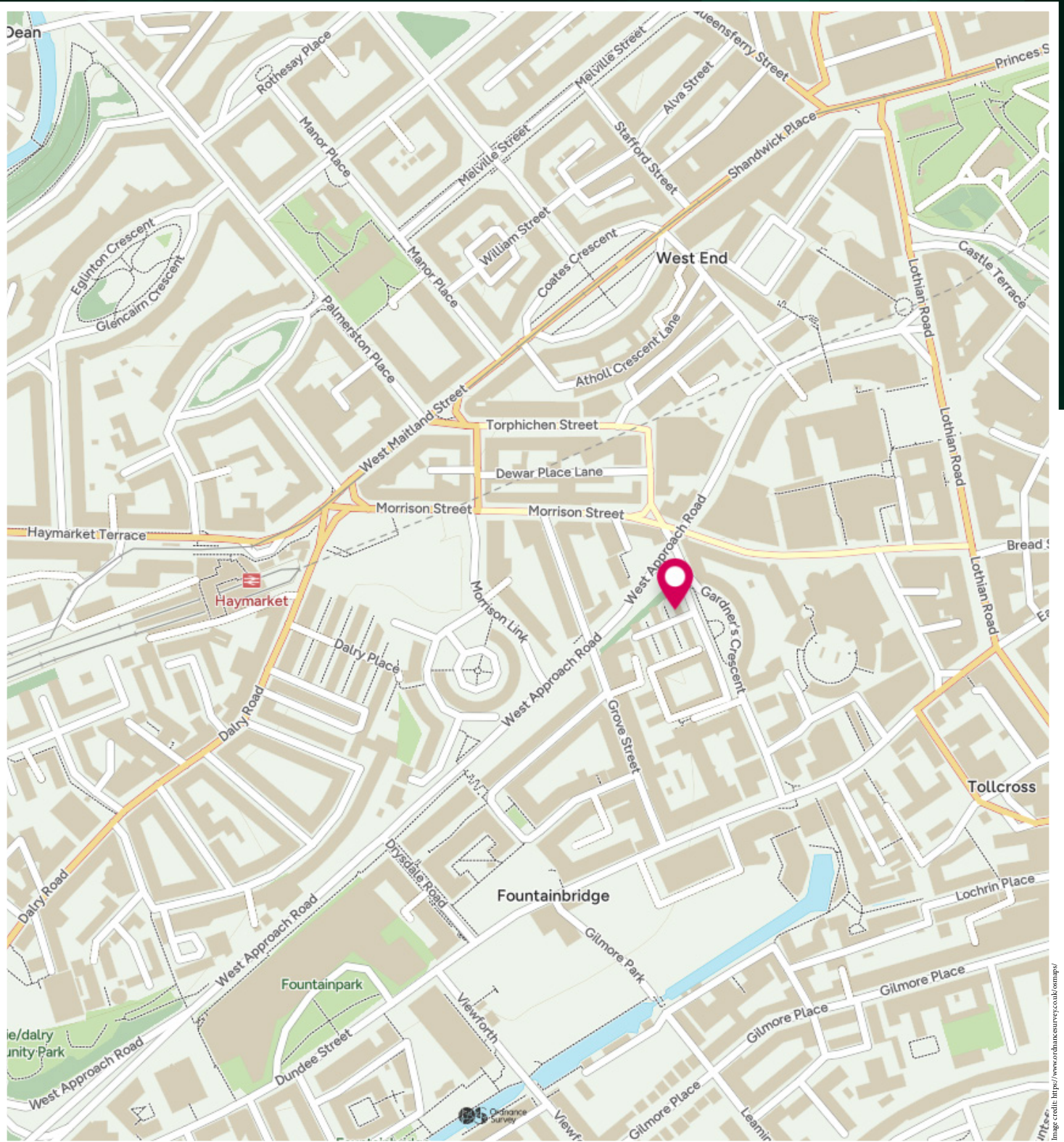
The area also hosts several cultural and entertainment venues, contributing to its lively atmosphere. The Edinburgh International Conference Centre (EICC) is a key landmark, hosting various events, conferences, and exhibitions. Fountainbridge is also close to cinemas, theaters, and live music venues, ensuring residents have plenty of options for entertainment and cultural activities.



RESIDENTIAL APPEAL:

Fountainbridge offers a mix of modern apartments and traditional tenement flats, catering to a variety of preferences and lifestyles. The recent redevelopment projects have enhanced the area's appeal, making it a sought-after location for young professionals, students, and families alike.

In summary, Fountainbridge is a dynamic and well-connected area of Edinburgh, offering excellent transport links, a wide range of local amenities, vibrant dining and coffee shop scenes, and a rich cultural landscape, making it a desirable place to live and work.



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