

1F3/16 Murdoch Terrace

FOUNTAINBRIDGE, EDINBURGH, EH11 1BB



One bedroom second floor flat in a popular residential location



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McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb one bedroom apartment which is within striking distance of Edinburgh City Centre. Internally, the property has scope for upgrading and would represent an amazing first-time buy or a buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating.

THE LOUNGE/KITCHEN



The accommodation is focused on an open plan lounge/kitchen which is filled with lots of natural light. Ample floor space gives plenty of options to personalise the space.



The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type.





A very generous sized double bedroom boasts a large integrated wardrobe and there is also a good deal of floor space for plenty of free-standing furniture.

THE BEDROOM & SHOWER ROOM



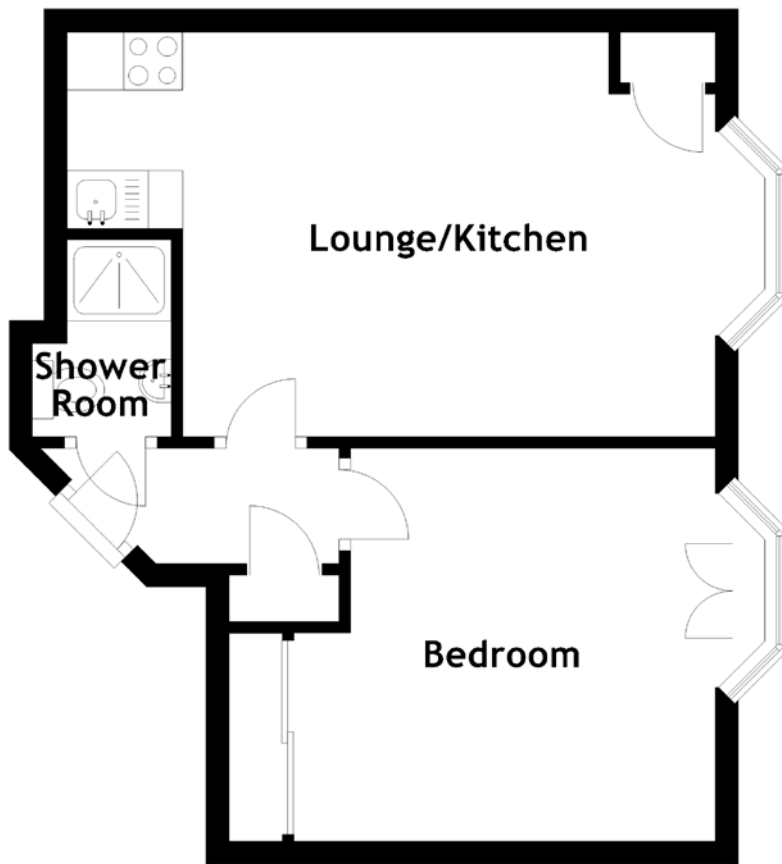
To the rear, the property also enjoys access to a spacious communal garden.

This is an excellent opportunity in a superb location and early viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

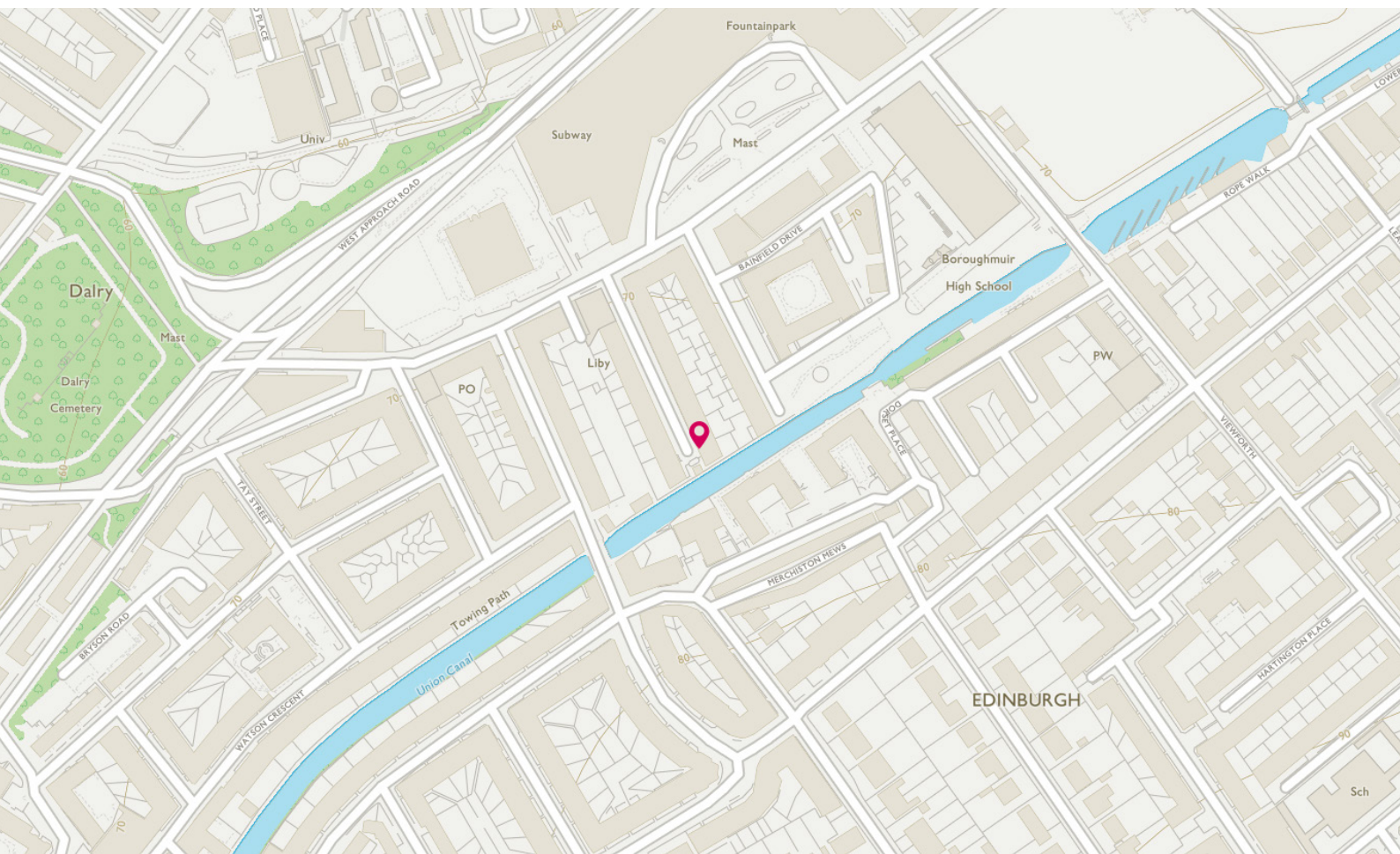


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.60m (18'4") x 3.50m (11'6")
Bedroom	4.20m (13'9") x 3.40m (11'2")
Shower Room	1.70m (5'7") x 1.20m (3'11")

Gross internal floor area (m²): 37m²

EPC Rating: C



THE LOCATION

Fountainbridge is located 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 is a couple of minutes on foot and also provides an excellent range of local amenities including many shops, bars, restaurants, a cinema, a gym and other 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.



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