

4 (2F1) Home Street

FOUNTAINBRIDGE, EDINBURGH, EH3 9JR



Modern two-bedroom flat in Fountainbridge, fantastic first time buyer or buy to let opportunity



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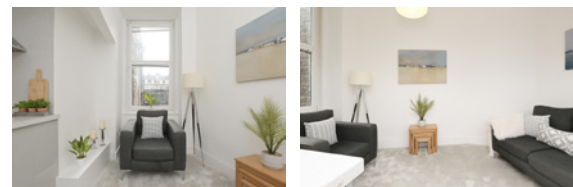


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This beautifully renovated two-bedroom flat in Fountainbridge is situated within a historic building just moments from Edinburgh Castle and within walking distance of the vibrant city centre.

THE LIVING ROOM



The property features a living room that is ideal for both relaxing and entertaining.

THE KITCHEN



The modern kitchen provides space for culinary creativity, with ample storage solutions.





There are two spacious bedrooms with large windows that flood the rooms with natural light, creating a warm and inviting atmosphere, and the bathroom is complemented by modern finishes throughout.

Ideal for first-time buyers, it also presents a fantastic buy-to-let opportunity, having previously been a successful rental with all compliance measures in place. Don't miss this exceptional chance to own a stylish, conveniently located home in Edinburgh's historic heart.

THE BATHROOM



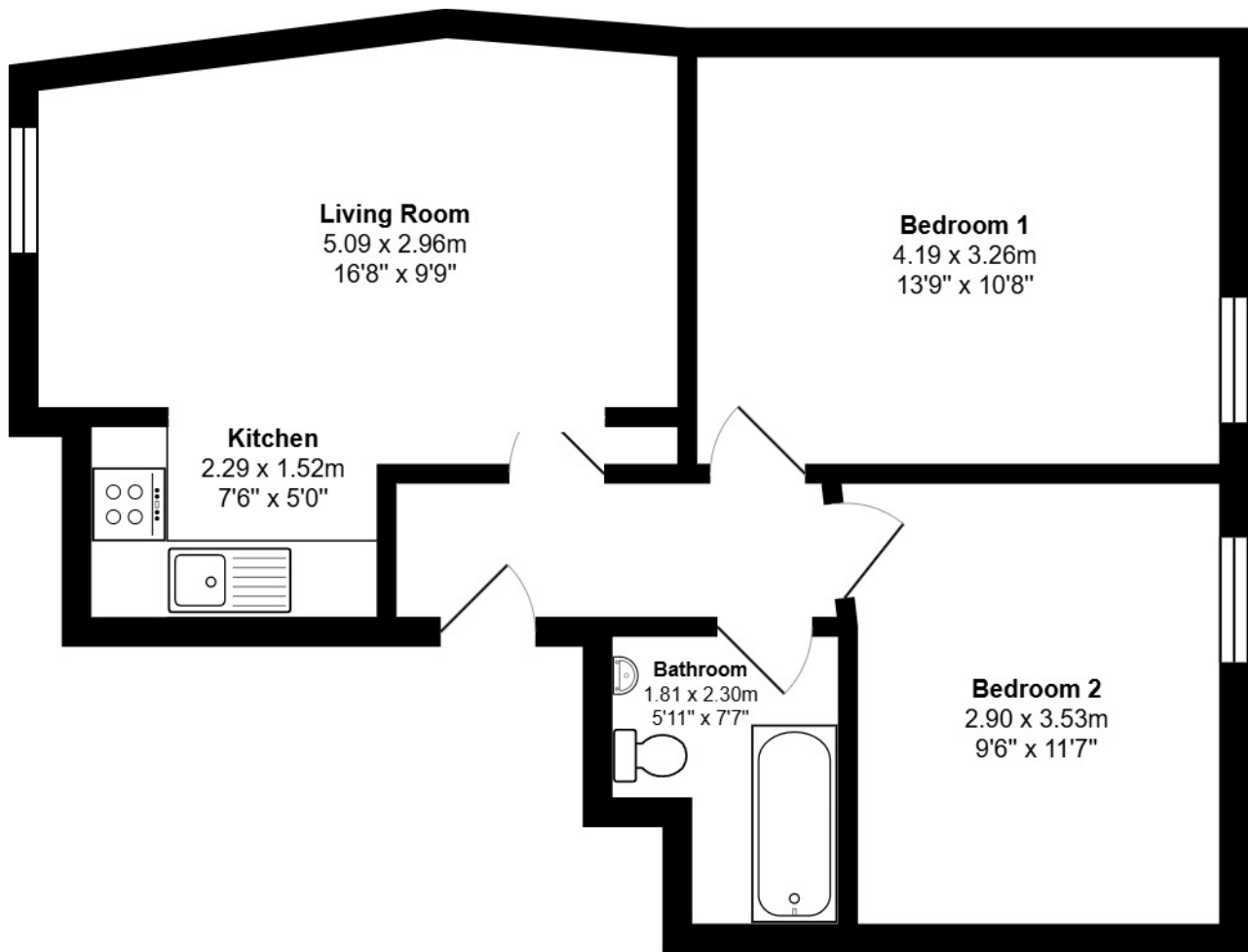
BEDROOM 1



BEDROOM 2



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 48m² | EPC Rating: C



THE LOCATION

Fountainbridge is centrally located and is within walking distance of Edinburgh city centre. The property enjoys a prime location, just a short stroll from Haymarket Station, Fountain Park, the Financial District, and the wide array of shops, restaurants, and bars in Edinburgh's West End. Excellent bus services link the neighbourhood to the rest of the city, and the tram service gives easy access to the west of the capital, including the Gyle Shopping Centre and Edinburgh Airport.





The area offers a great choice of eating and drinking places found at Fountain Park, which covers leisure activities, also with a multiplex cinema and gym, all within walking distance. There is a full range of banking, building society and Post Office services available at Lothian Road. Princes Street and the city centre are just a fifteen-minute walk away. Edinburgh's entertainment facilities tend to be highly concentrated in the city centre, and this property's location is perfectly positioned to take advantage of the number of theatres, cinemas, bars and restaurants on offer.



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