

# 199/6 Fountainbridge

EDINBURGH, EH3 9RU



*STYLISH AND BEAUTIFULLY PRESENTED ONE-BEDROOM  
APARTMENT IN THE HEART OF FOUNTAINBRIDGE*



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McEwan Fraser Legal is delighted to present this beautifully presented first-floor, one-bedroom apartment, forming part of a traditional Edinburgh tenement in the ever-popular and vibrant area of Fountainbridge. Combining classic period charm with modern contemporary finishes, this bright and spacious flat offers an excellent opportunity for first-time buyers, professionals, or investors seeking a centrally located property within easy reach of Edinburgh city centre. The apartment enjoys an enviable position close to an outstanding range of local amenities, cafés, restaurants, and transport links, while benefitting from gas central heating, double glazing, secure entry, and excellent storage throughout.

Internally, the accommodation is accessed via a welcoming entrance hallway complete with a useful storage cupboard and secure entry phone system. The impressive open-plan living space is flooded with natural light creating a bright and inviting environment with ample room for both relaxing and dining. The flexible layout easily accommodates a variety of furniture configurations, making it ideal for modern city living.

## The Property





The contemporary kitchen has a range of base and wall-mounted units, set against a tiled splashback, that offer plenty of prep and storage space. Gas hob, electric oven, and microwave are integrated.





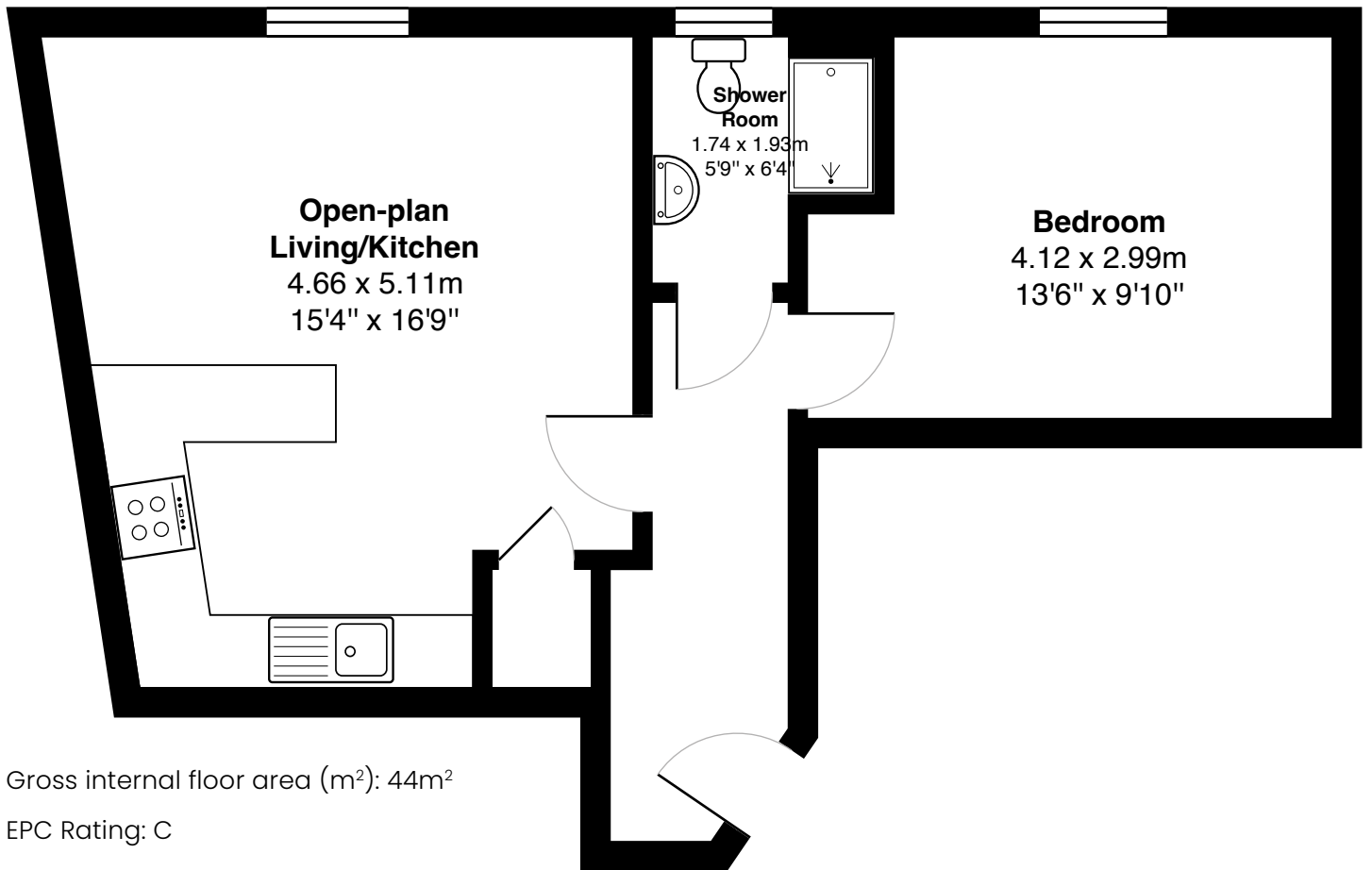
The generously proportioned double bedroom offers a peaceful retreat, with ample space for a full suite of freestanding bedroom furniture.





Completing the accommodation is a modern shower room featuring a mains-powered shower, wash hand basin, WC, and heated towel rail.





Externally, residents enjoy access to a well-maintained communal drying area.

Set in the heart of Fountainbridge, this fantastic apartment offers the perfect balance of traditional Edinburgh character and contemporary city living in one of the capital's most desirable central locations.





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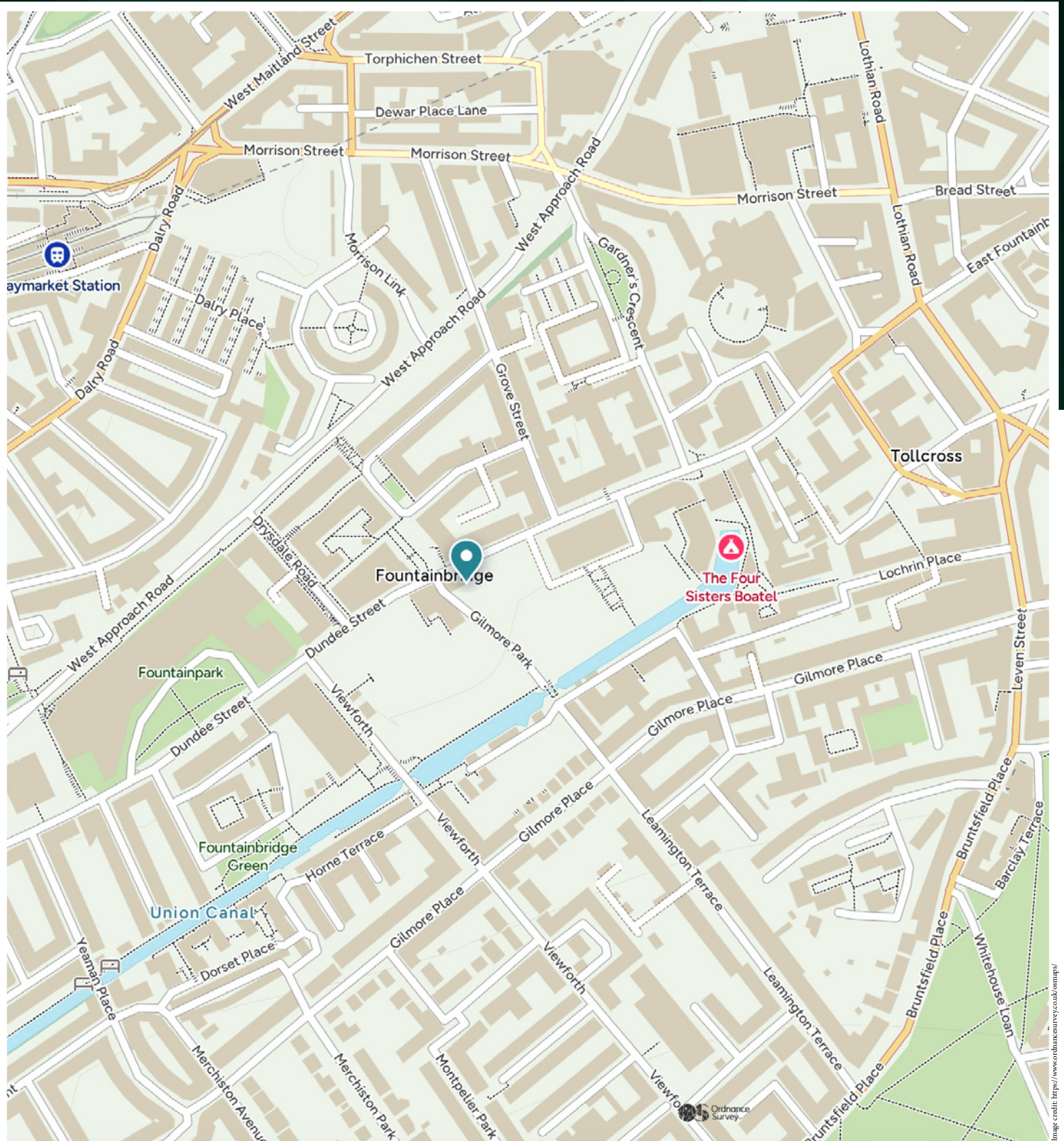
Situated in the ever-popular Fountainbridge area, this well-positioned flat is ideally suited to first-time buyers seeking a vibrant city lifestyle with excellent amenities on the doorstep. Just a short distance from Edinburgh's city centre, the property offers easy access to the financial district, Haymarket Station, and the capital's renowned universities, making it an excellent choice for professionals and commuters alike.

Fountainbridge has become one of Edinburgh's most desirable urban neighbourhoods, combining modern convenience with an energetic social scene. Residents can enjoy an excellent range of nearby recreational facilities, including the Union Canal walkways and cycle paths, Fountain Park leisure complex, and a variety of gyms, cinemas, bars, and restaurants. The area also benefits from superb retail options, with a selection of supermarkets, independent cafés, and shops all within walking distance, while Princes Street and the city centre's extensive shopping amenities are easily reached on foot or by public transport.

The property further benefits from excellent transport links, with regular bus services and quick access to tram and rail connections, making it an ideal base for enjoying all that Edinburgh has to offer.

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## The Location



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