

2/13 Ponton Street

EDINBURGH, EH3 9QQ



*TWO BEDROOM FLAT IN
FOUNTAINBRIDGE*



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Nestled in the vibrant neighbourhood of Fountainbridge, Edinburgh, this stunning 2-bedroom flat on Ponton Street offers the perfect blend of modern living and city convenience. Upon entering, you'll immediately notice the open-plan living room and kitchen, a bright and versatile space ideal for relaxation and entertaining. Large windows fill the room with natural light, creating an inviting atmosphere.

The kitchen is a modern culinary haven with sleek counter tops, contemporary cabinetry, and top-notch appliances. Whether you're whipping up a gourmet meal or grabbing a quick bite, this kitchen has you covered. The property includes two generously sized double bedrooms, designed for both comfort and tranquillity, offering ample space for furniture and storage.

A separate shower room and WC, featuring modern fixtures and fittings, add convenience and style to the flat. Throughout the flat, stylish decor and high-quality finishes create a modern and welcoming environment. Additionally, the secure building provides peace of mind and privacy for residents.





Bedroom 1



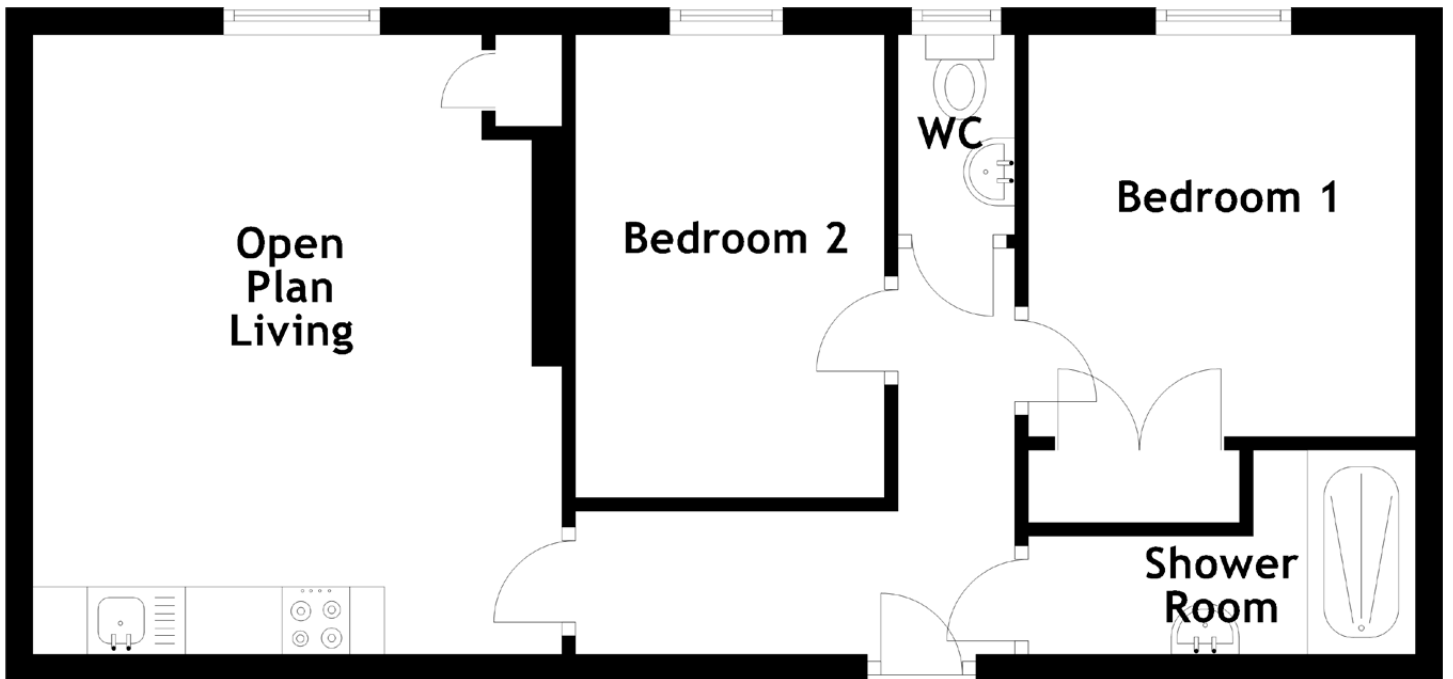


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Open Plan Living	4.56m (15') x 3.90m (12'9")	WC	1.47m (4'10") x 0.86m (2'10")
Bedroom 1	2.96m (9'9") x 2.85m (9'4")		
Bedroom 2	3.41m (11'2") x 2.28m (7'6")	Gross internal floor area (m ²): 57m ²	
Shower Room	2.73m (9') x 1.37m (4'6")	EPC Rating: D	

This property is an ideal choice for professionals seeking a convenient city lifestyle, couples in search of a stylish home, or small families who appreciate modern living. It's available now and ready for you to make it your new home. Don't miss the chance to experience the best of Fountainbridge living in this contemporary 2-bedroom flat on Ponton Street. Contact us today to arrange a viewing and discover how this property can be your perfect Edinburgh sanctuary.

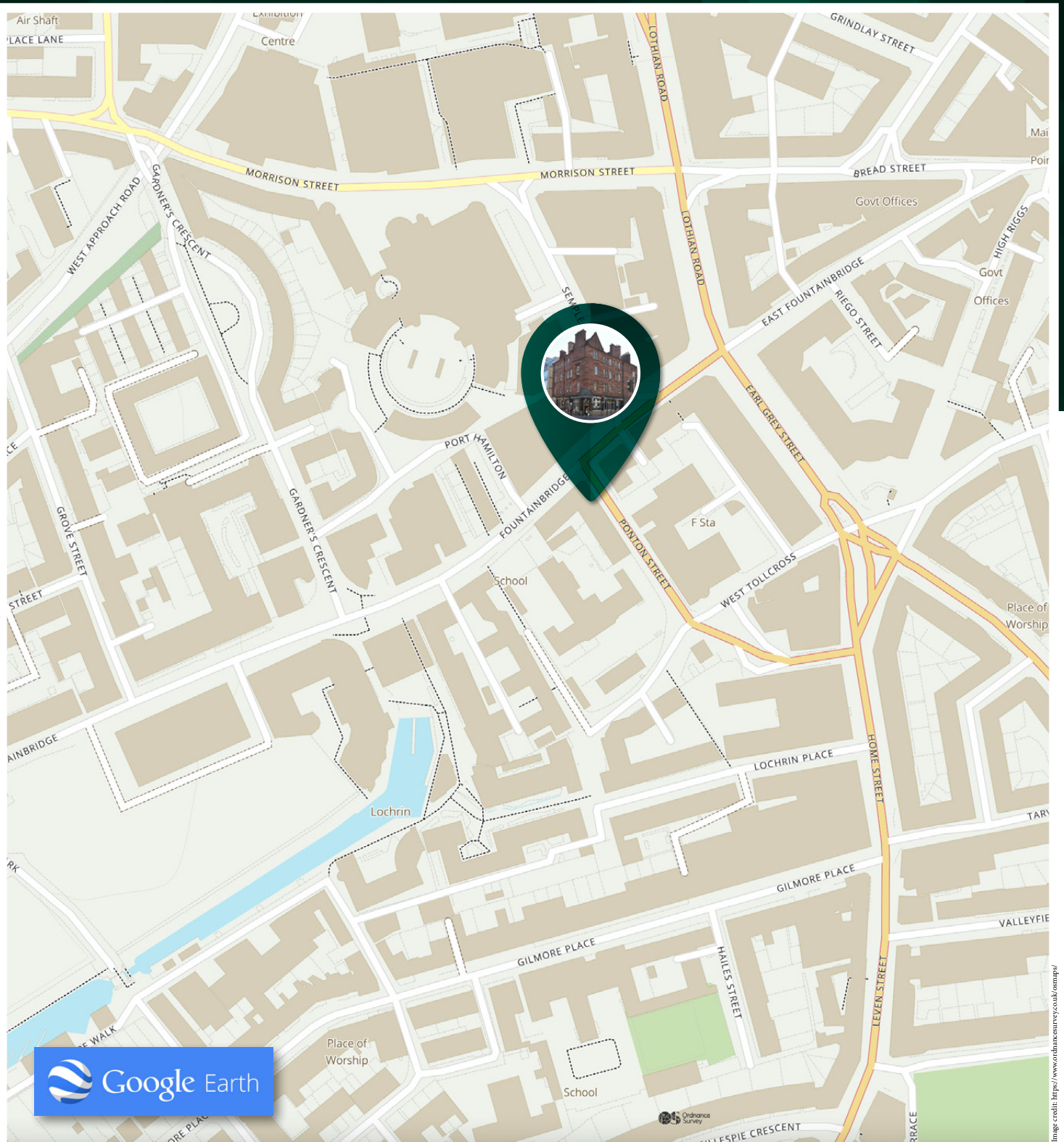




Fountainbridge is centrally located and is within walking distance of Edinburgh city centre. The property on offer also resides within walking distance to Edinburgh's financial district, with Haymarket Railway Station just a ten-minute walk away for further commuting. Excellent bus services link the neighbourhood to the rest of the city and the new 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 also, and this properties location is perfectly positioned to take advantage of the number of theatres, cinemas, bars and restaurants on offer.



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