

6/11 McNeil Street

FOUNTAINBRIDGE, EDINBURGH, EH11 1JN



*SPACIOUS TOP-FLOOR
ONE-BEDROOM FLAT*



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McEwan Fraser is delighted to present this spacious top-floor one-bedroom flat to the market. The property is situated in Fountainbridge, close to Edinburgh city centre, and falls within the catchment for Boroughmuir High School.

Internally the property is presented in good order and accommodation includes a large living room, a separate kitchen, a hallway with storage cupboards, a large bedroom with built-in wardrobes, and a shower room.

The accommodation is focused on a spacious living room which has excellent levels of natural light that arrives through a pair of double-glazed sash and case windows. The room is neutrally decorated and has plenty of space for a variety of different furniture arrangements. The living room also has a serving hatch through to the kitchen. The separate kitchen has a range of base and wall-mounted units which offer plenty of prep and storage space. There is an integrated gas hob and electric oven. Space is provided for a range of freestanding appliances.

The Lounge



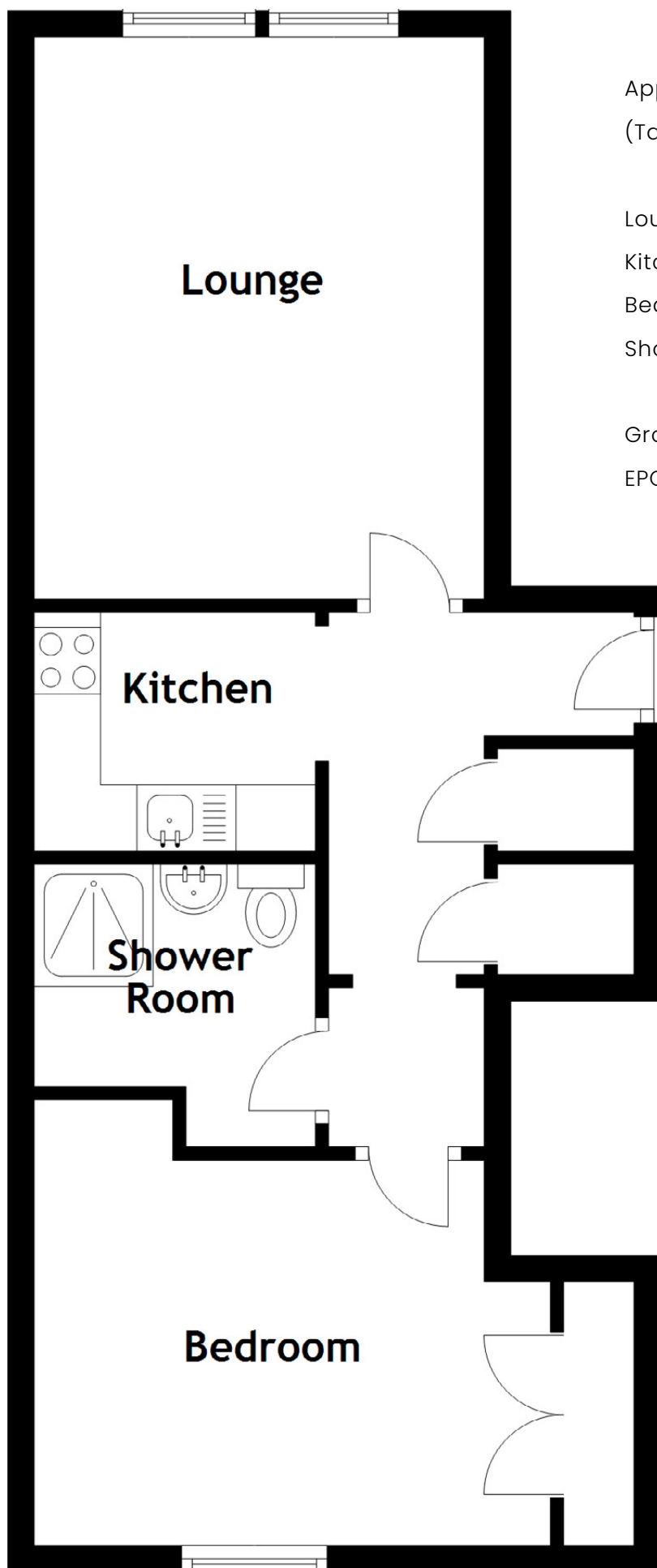




The bedroom is a spacious room that includes integrated wardrobes and plenty of space for bedroom furniture. The accommodation is completed by the shower room which has a white suite and a large walk-in shower. For extra warmth and comfort, the property enjoys gas central heating and double glazing.







Approximate Dimensions
(Taken from the widest point)

Lounge	4.24m (13'11") x 3.39m (11'1")
Kitchen	2.12m (6'11") x 1.80m (5'11")
Bedroom	3.89m (12'9") x 1.99m (6'6")
Shower Room	2.13m (7') x 2.12m (6'11")

Gross internal floor area (m²): 45m²

EPC Rating: D



This is a particularly spacious one-bedroom tenement flat and its central location should appeal to both first-time buyers and buy-to-let investors. Externally there is a communal garden and resident's permit parking in the local area. Early viewing is highly recommended.





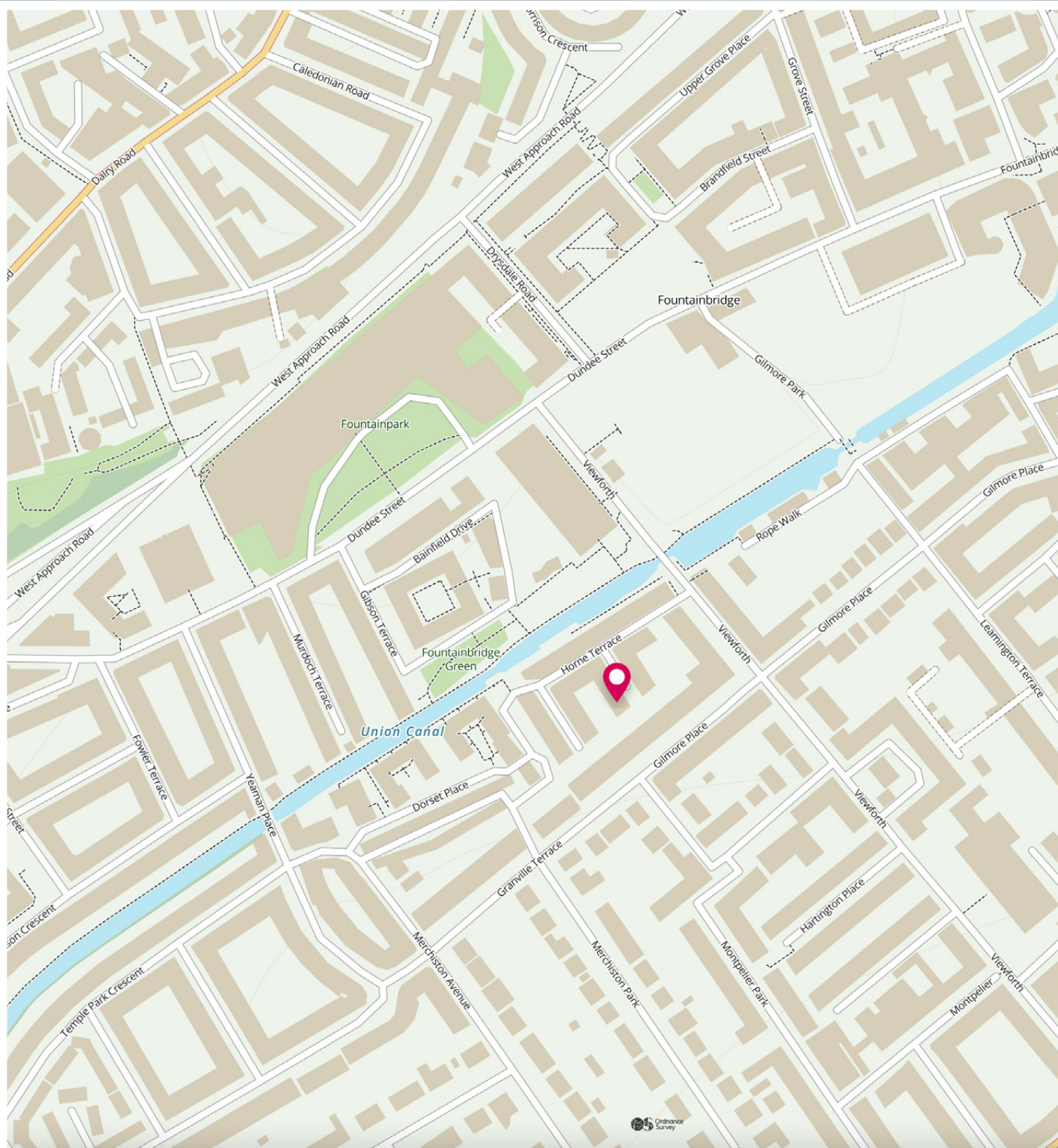
Fountainbridge is nestled between sought-after Bruntsfield and Edinburgh city centre. The property is within east reach of Edinburgh's financial district and Haymarket Railway Station is just a ten-minute walk away giving excellent links across Scotland.. Excellent bus services link the neighbourhood 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 at Fountain Park, which covers leisure activities and a multiplex cinema and gym all within walking distance. A full range of banking, building society and Post Office services are available in Bruntsfield or on 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.

The Location





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Part
Exchange
Available



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