

5,5 (1F1) Horne Terrace

EDINBURGH, EH11 1JJ



Spacious one-bedroom first-floor flat in Fountainbridge within touching distance of Edinburgh's canal



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McEwan Fraser Legal is delighted to present this one-bedroom first floor flat which is nestled in a quiet cul-de-sac, close to Fountainpark with easy access to the City Centre. This would be an ideal flat for a first-time buyer or buy to let investors.

THE LOUNGE/KITCHEN



Internally the property briefly comprises:

- Spacious living area which offers various possibilities in furniture arrangements.
- Fully equipped kitchen situated in the open plan living room. The kitchen is tucked into an alcove in the room and makes the most of the space on offer. Fitted with a fan oven and hob.





- The flat has one main bathroom which is equipped with a three-piece suite and has a mains shower fitted over the bath.
- One large double bedroom which is bright and spacious and has plenty of space for freestanding storage options.

THE BATHROOM

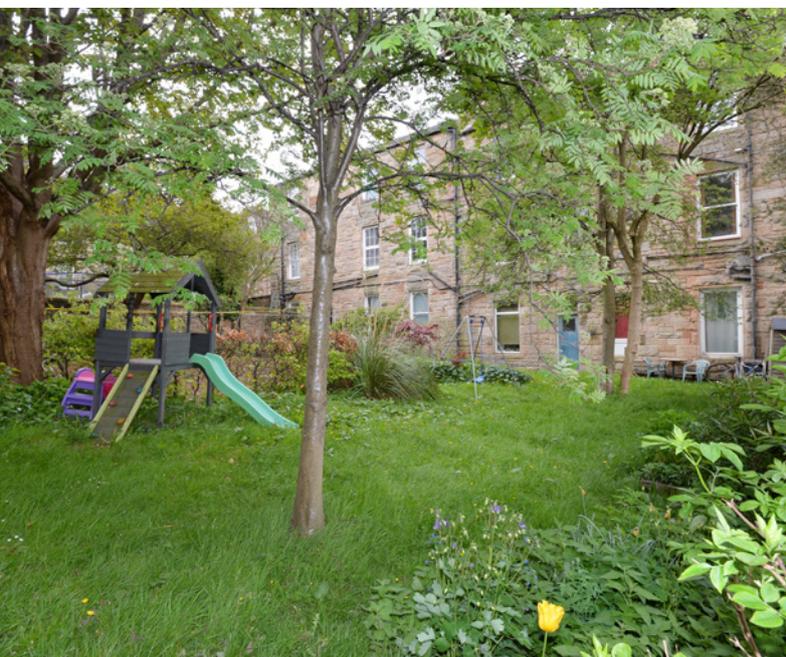


THE BEDROOM

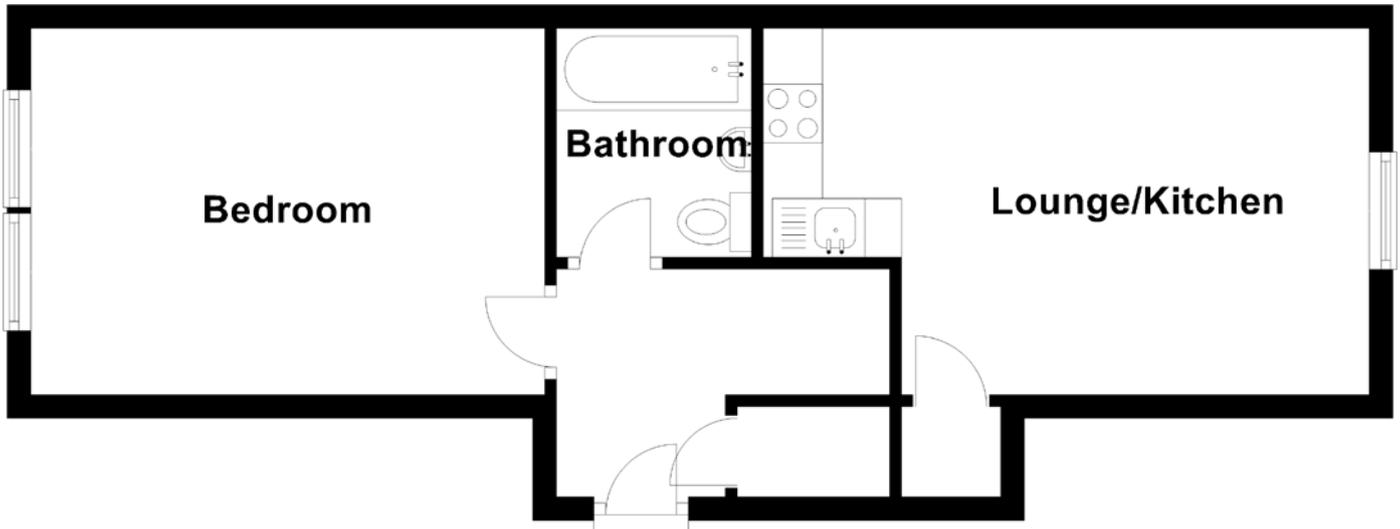


In addition, the property benefits from good storage options, permit parking and gas central heating, which makes for a warm home year-round. It is expected that the property will be of particular interest, as such early viewing is recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

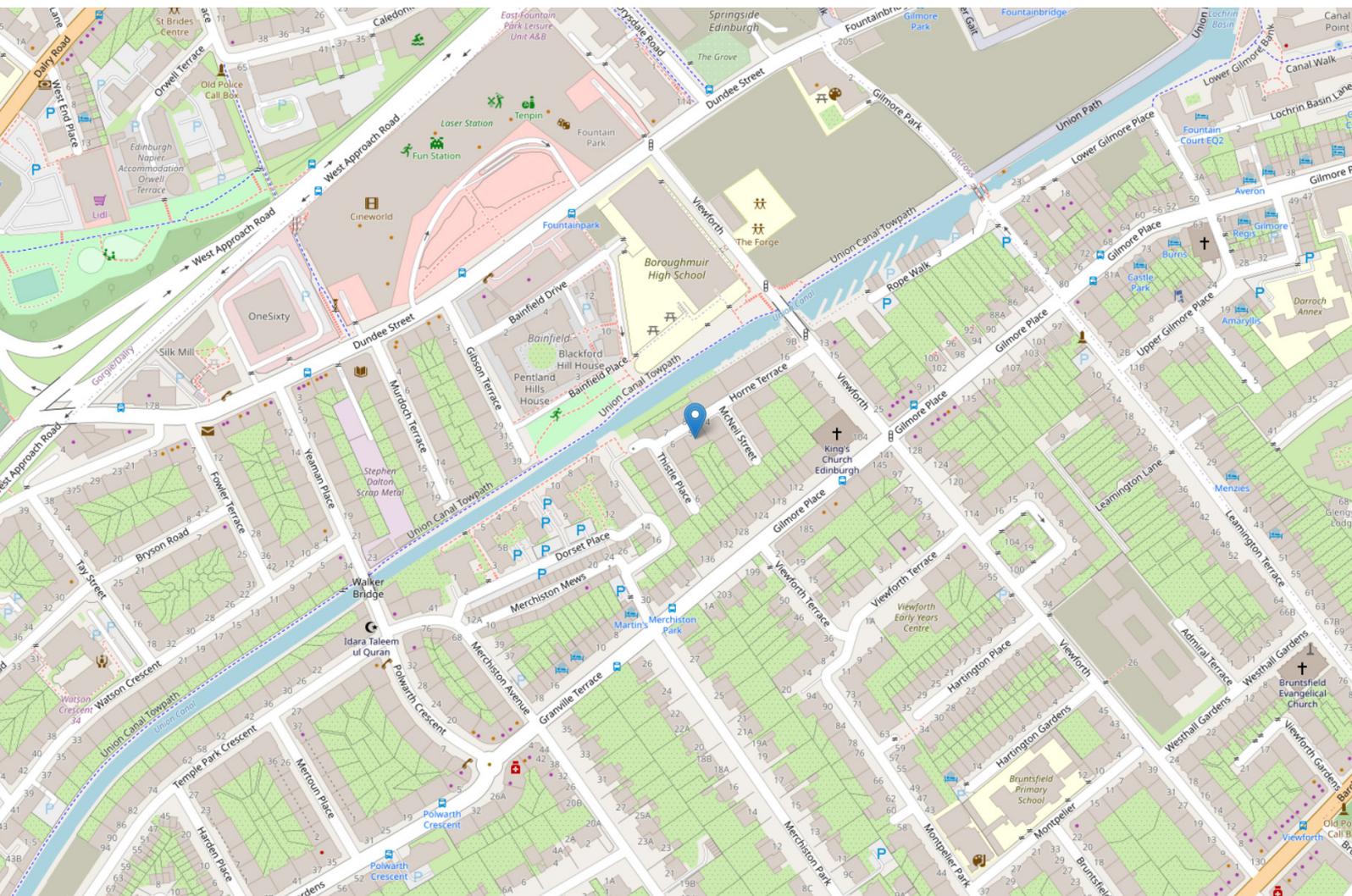


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen 5.13m (16'10") x 3.12m (10'3")
Bedroom 4.35m (14'3") x 3.11m (10'2")
Bathroom 1.95m (6'5") x 1.65m (5'5")

Gross internal floor area (m²): 40m²

EPC Rating: C



THE LOCATION

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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