

COULTERS[©]

FLAT 41, 2 MELVIN WALK

FOUNTAINBRIDGE, EDINBURGH, EH3 8EQ

 2 BED  2 BATH  1 PUBLIC



VIRTUALLY STAGED

TAKE A LOOK INSIDE

Situated within a modern development in the heart of Fountainbridge, this particularly bright and spacious two-bedroom penthouse enjoys a superb location just moments from the Union Canal, excellent amenities and transport links.

Despite its central location, the development is peaceful and well-cared for with the flat looking out onto a residential thoroughfare.

KEY FEATURES



Bright and spacious penthouse apartment.



Two double bedrooms, one with ensuite.



Large open plan kitchen/dining/sitting room.



West-facing balcony with great views.



Lift access.



Central location close to shops, restaurants, bars & venues.



EPC Rating - B



Council Tax Band - E



COULTERS[©]



The property, which is on the fifth (top) floor, offers generous proportions and an excellent balance of living and storage space, making it an ideal choice for professionals, investors or those seeking a well-connected city home.

The wide entrance hall provides access to a particularly useful utility room and a separate storage cupboard.

The impressive open plan sitting, dining and kitchen is a wonderfully sociable space with full-height windows and door leading out to the balcony and providing excellent natural light. The contemporary kitchen is fitted with sleek cabinetry, generous worktop space and a range of high quality integrated appliances.



MORE INFORMATION

The large principal bedroom has fitted wardrobes, an ensuite shower room and a full height glazed door to the balcony. Double bedroom 2 also has a fitted wardrobe and a glazed door to the balcony. A stylish bathroom completes the accommodation.

Further benefits include gas-fired heating and modern double glazing.

The building has a secure entry system and lift access to all floors. There is a well-maintained communal courtyard garden with seating areas for residents to enjoy. Bike racks are available in the underground garage and courtyard.

An EWS1 form has been provided. Remedial works are not required.

FACTOR

The development is professionally factored by Taylor Martin Property Management for an approximate quarterly cost of £250 which includes buildings insurance.





THE LOCAL AREA

Fountainbridge is one of Edinburgh's most vibrant and well-connected city centre neighbourhoods, perfectly positioned between the West End, Bruntsfield and Tollcross.

The area offers an outstanding selection of independent cafés, restaurants, bars and everyday amenities right on the doorstep, while Fountain Park provides a cinema, gym, bowling, adventure golf and a variety of leisure facilities just five minutes away on foot.

The picturesque Union Canal is moments from the property, offering peaceful walking and cycling routes, while the open green spaces of Harrison Park, Bruntsfield Links and The Meadows are all within easy reach.

Haymarket railway station and tram stop are less than a ten-minute walk away, providing excellent transport connections across the city and a link to Edinburgh airport in under thirty minutes. Regular bus services operate nearby, and the city centre, Edinburgh International Conference Centre and many of the capital's renowned cultural attractions and festival venues are all easily reached on foot.

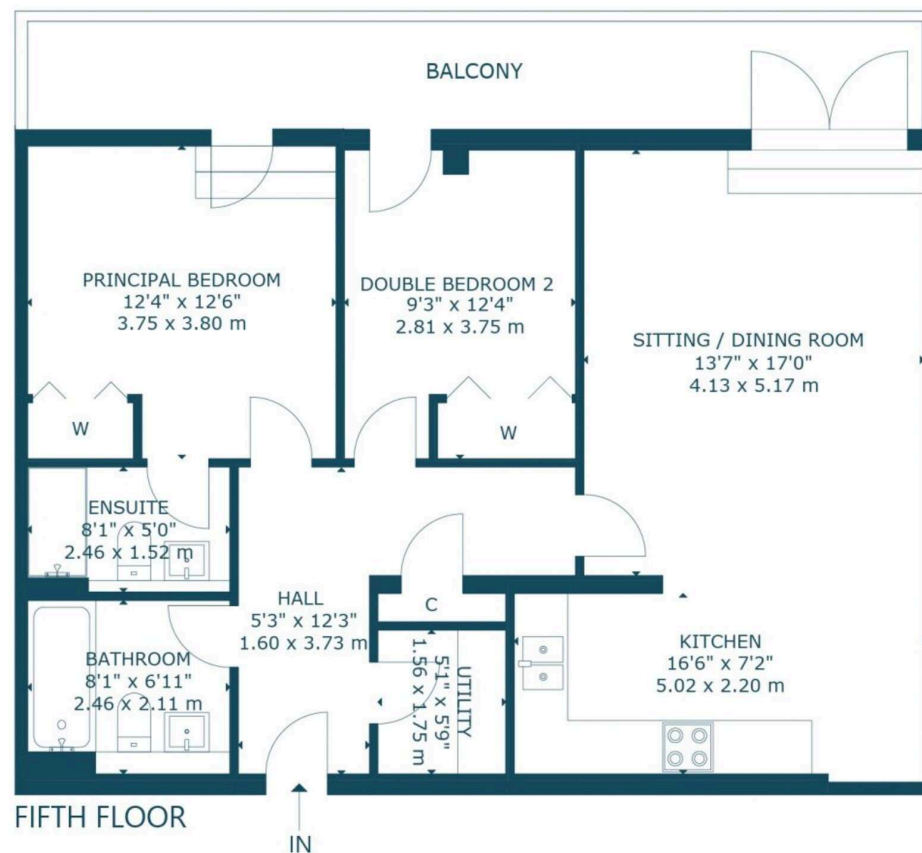
EXTRAS

All blinds, curtains, fitted floor coverings, light fittings and appliances are included in the sale price.

HOME REPORT VALUATION: £350,000







FLAT 41, 2 MELVIN WALK, EDINBURGH, EH3 8EQ
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 899 SQ FT / 84 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
www.nest-marketing.co.uk

GET IN TOUCH



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.