



RALPH SAYER
SOLICITORS & ESTATE AGENTS

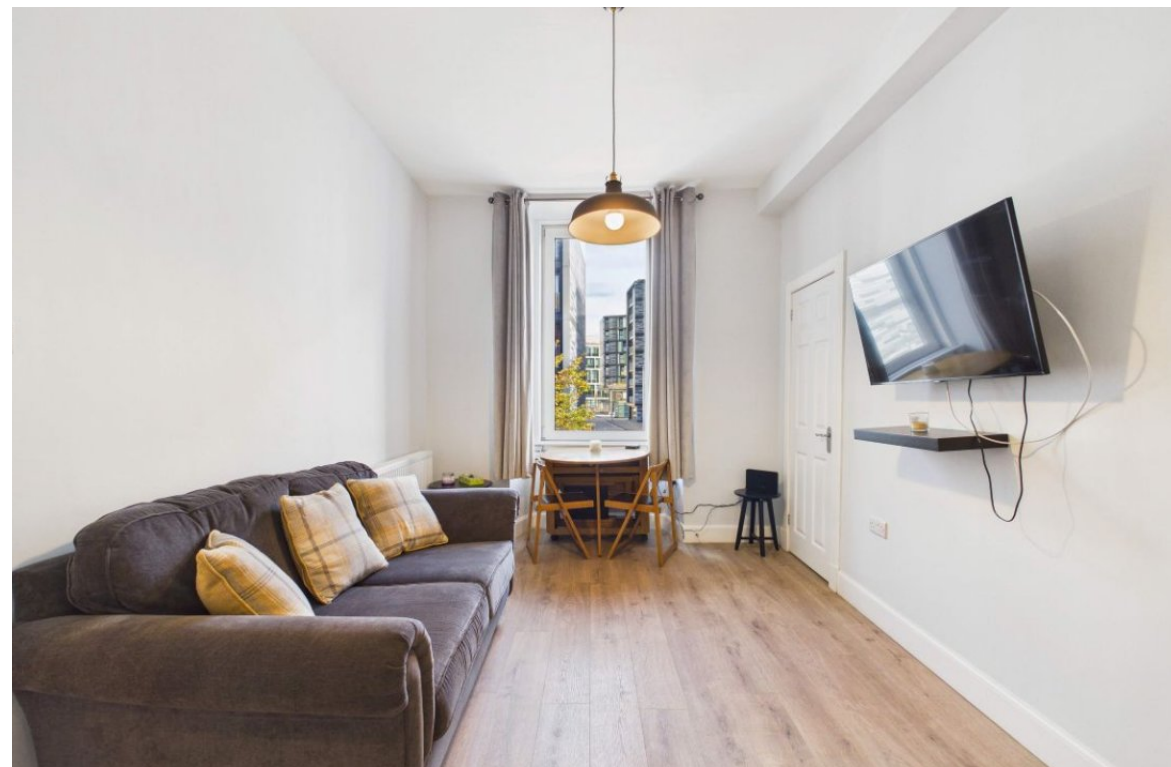
5/6 Gibson Terrace

Fountainbridge, Edinburgh, EH11 1AU

5/6 Gibson Terrace

Enjoying an enviable position in Fountainbridge, this stylish traditional first floor flat combines contemporary interiors with excellent access to Edinburgh city life. The flat is ideally placed for the Union Canal, Haymarket and the city centre, with an excellent choice of cafés, restaurants, shops and leisure facilities nearby. The property would be ideal for professionals, couples, first-time buyers and rental investors. Inside, the bright open-plan living/ dining/ kitchen provides a sociable heart to the home, complemented by a contemporary spacious double bedroom and shower room.

Extras: All fitted floor coverings, light fittings and integrated appliances are included.

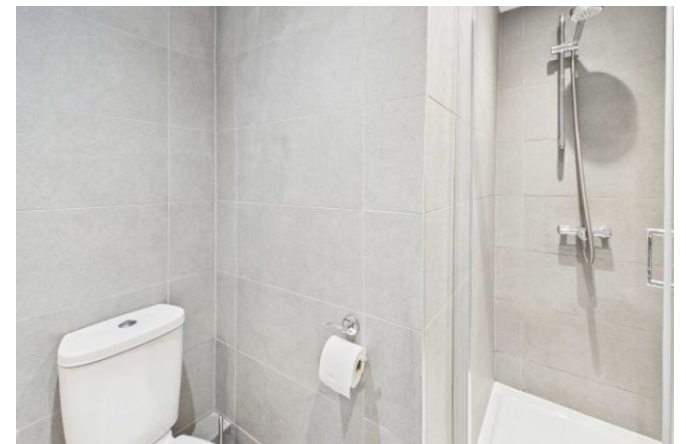
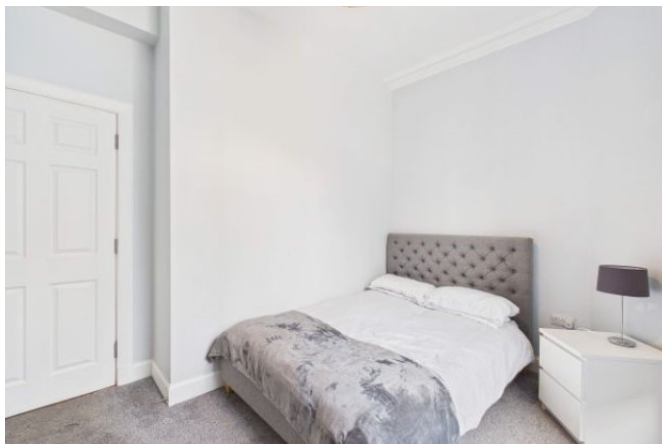
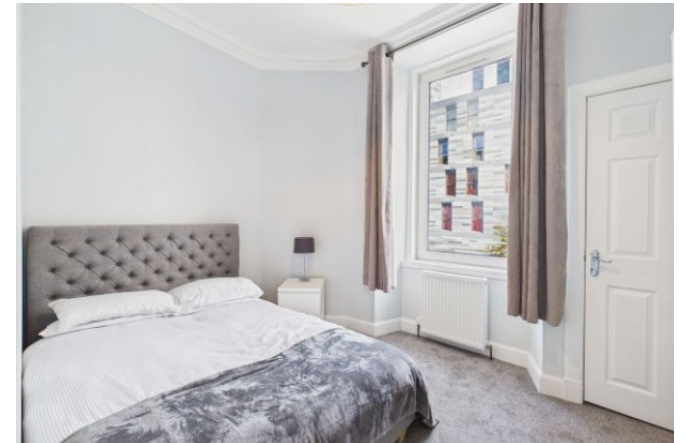


Features

- Traditional first-floor flat in Fountainbridge
- Well-connected setting close to the Union Canal, Haymarket and the city centre
- Secure shared entry and shared stairwell
- Entrance hall
- Bright open-plan living/dining/kitchen room
- Contemporary fitted kitchen area
- Spacious double bedroom
- Modern shower room
- Access to communal garden grounds
- Permit on-street parking
- Gas central heating and double glazing
- Factor: The block is managed by Lowther at an approx monthly fee of £35 includes cleaning, lighting & garden

360

Click here
for a virtual tour



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

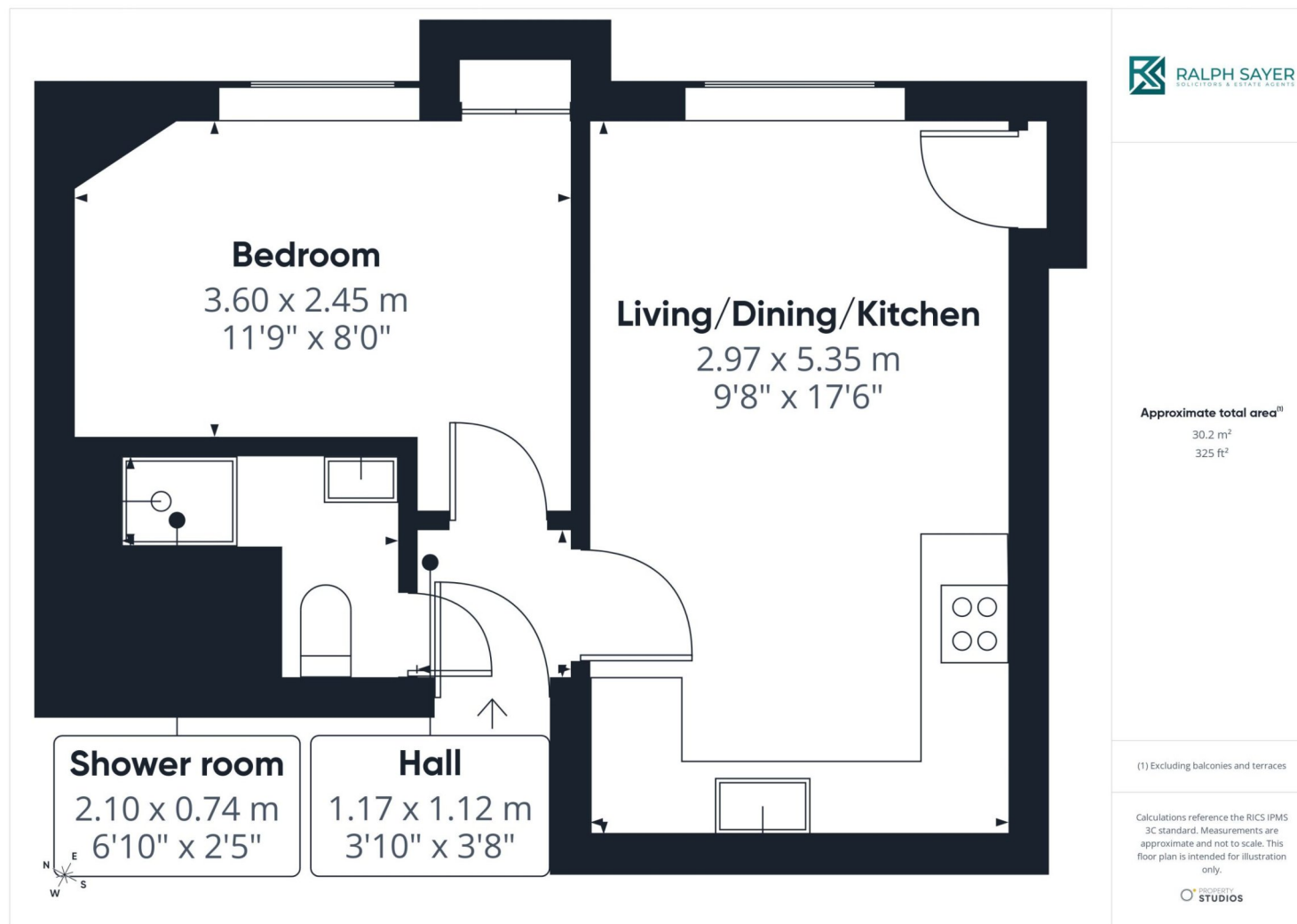


Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:
B

EPC Band:
C

Home Report Value:
£190000