



MACWOOD



21/3 GIBSON TERRACE,
EDINBURGH, EH11 1AT



WHAT YOU NEED TO KNOW



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A bright and well-laid-out apartment situated on the first floor of a traditional tenement in vibrant Fountainbridge, minutes from Fountain Park and Haymarket. In turn-key condition and with a shared garden, this comfortable property is ideal for those looking to settle in this neighbourhood with its fantastic amenities, whilst also being close to the city centre.

The accommodation includes an airy living room flooded with natural light. Tastefully decorated it features wood-effect flooring, and a focal living flame gas fire. A built-in cupboard is perfect for additional storage. Thoughtfully designed for modern living there is a spacious dining alcove ideal for formal or casual get-togethers. This has been cleverly divided from the internal modern kitchen to give a feeling of openness yet with the appeal of two separate spaces. Across the hall lies the spacious double bedroom. Completing the accommodation is a well-appointed shower room boasting a quality white suite. With double-glazing and central heating throughout it is a warm and cosy home all year round.

Externally the property has a charming and well-kept shared rear garden and there is ample on-street parking.



OUR EXPERT SAYS...

“Charming One-Bedroom Apartment with Shared Garden in Vibrant Fountainbridge, Ideal for Modern Living Near City Center”

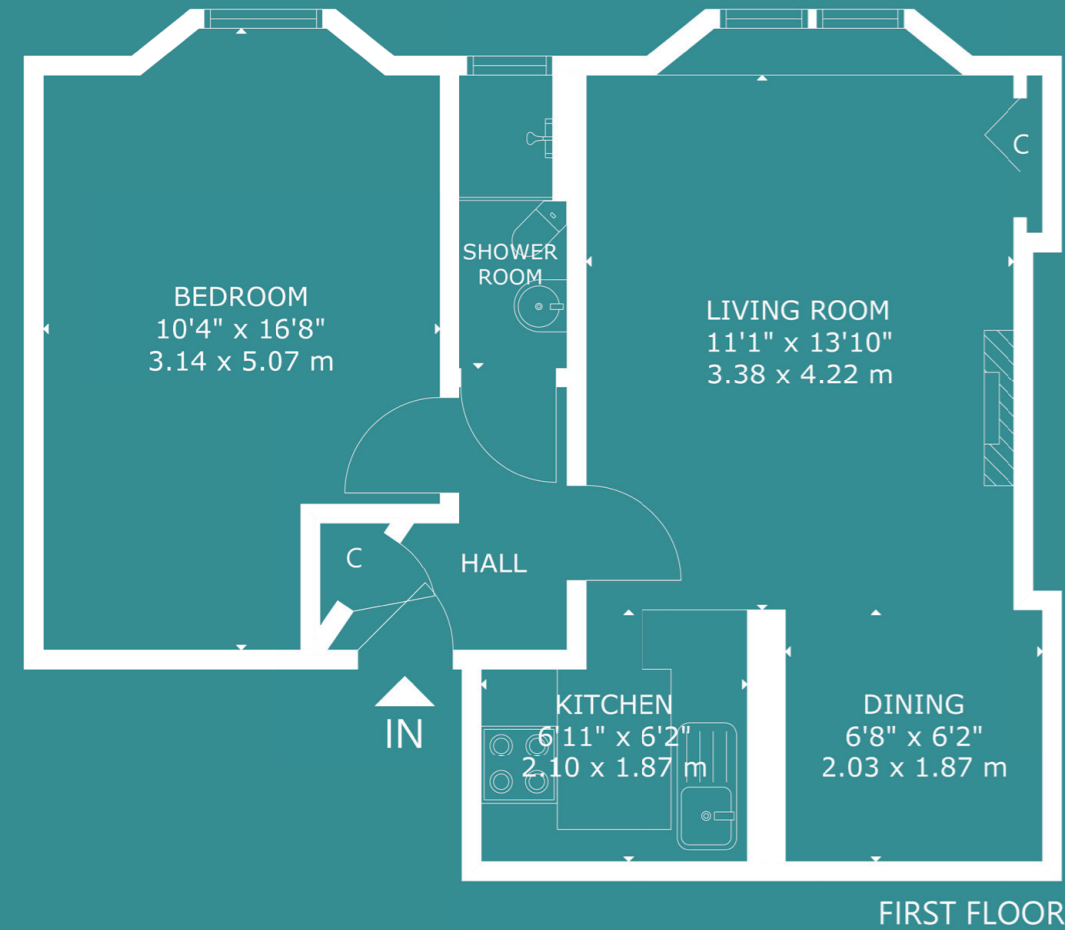
**- Ross MacDonald,
Director**



478 FT²



FLOORPLAN



LOCATION

Lying west of Edinburgh city centre Fountainbridge is a vibrant neighbourhood within walking distance of the West End, Financial District, and Haymarket.

There are an array of leisure, dining, and retail choices in nearby Tollcross, Bruntsfield, and Dalry, as well as at Fountain Park which houses a multi-plex Cineworld cinema, Nuffield Health and Fitness Wellbeing Gym, Tenpin Bowling, and well-known casual dining choices. For daily shopping needs there is a Sainsbury's Local and convenience store minutes from the property, and larger supermarkets including a Lidl, Aldi, and Sainsbury's are just a short drive.

On the banks of The Union Canal and minutes from Harrison Park, residents can enjoy pleasant walks and cycles, whilst the stunning Meadows and Bruntsfield Links which boasts tennis courts, recreational sports pitches, and picnic spots are close.

Edinburgh Napier University at Merchiston and The University of Edinburgh are within easy reach. Regular bus services connect Fountainbridge quickly to the city centre and beyond, and Haymarket Railway Station with the tram link to Edinburgh International Airport is a ten-minute walk.



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**TO REGISTER YOUR
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