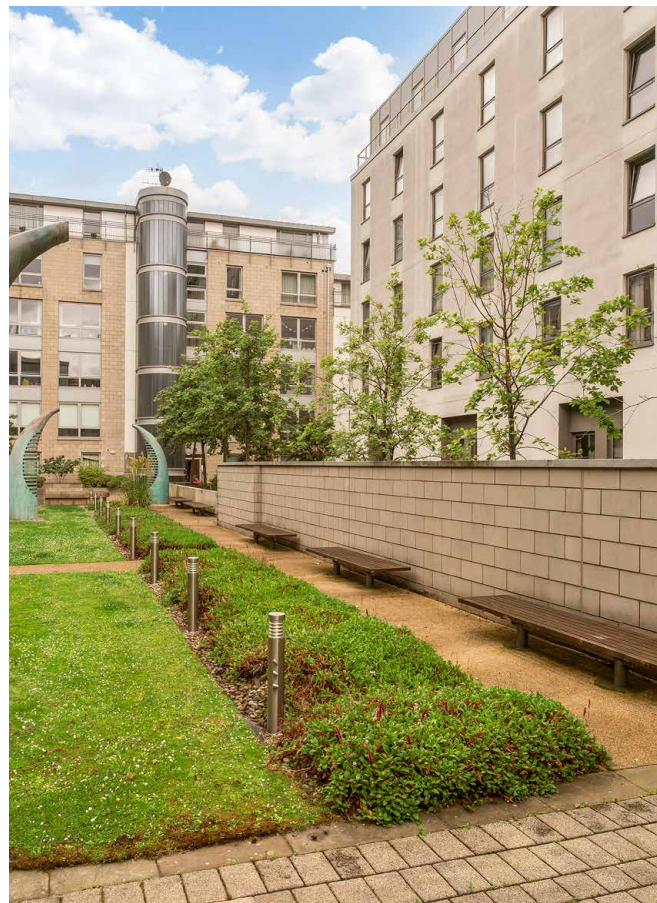




# Thorntons

The right way to move





## Prime city centre address with sociable open-plan living

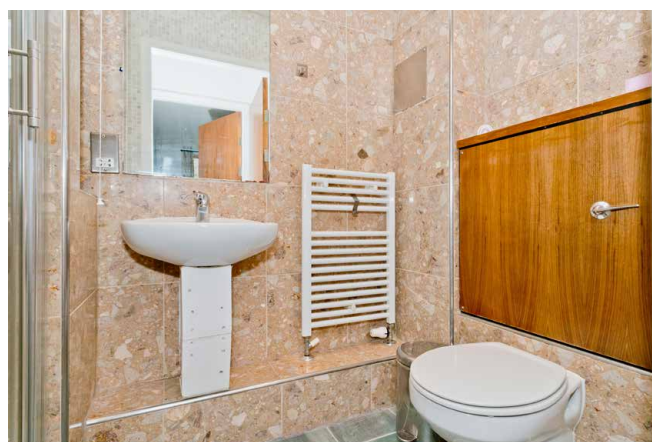
*This two-bedroom, two-bathroom ground-floor flat offers a prime city centre address within a modern development enjoying landscaped communal gardens and secure underground parking. The flat promises a wonderfully light and airy home, with sociable open-plan living, floor-to-ceiling southerly-facing windows, and tastefully understated interiors. In addition to outstanding local entertainment and shopping, Fountainbridge is well-connected to the rest of the city by foot or bus and situated just 10 minutes' walk from Haymarket station.*



The flat is approached via a secure communal vestibule. Once inside the home, you are met by an entrance hall with a curved feature wall and built-in storage. Here, crisp neutral décor is warmly enhanced by wood-inspired flooring, a finish that flows into the adjoining living space. Benefiting from the afternoon sun and extending the full depth of the property, this open-plan area is designed with socialising in mind, offering versatile seating zones for relaxation and dining beside a stylishly-appointed kitchen. Beech-toned kitchen cabinetry perfectly complements the room's décor and flooring and is fully integrated to create a streamlined aesthetic. Provided appliances comprise a fridge, a dishwasher, a washing machine, an eye-level microwave, an oven, and a gas hob with a statement hood. Handy built-in storage, including a large pantry cupboard housing a freestanding tumble dryer, completes the living space.







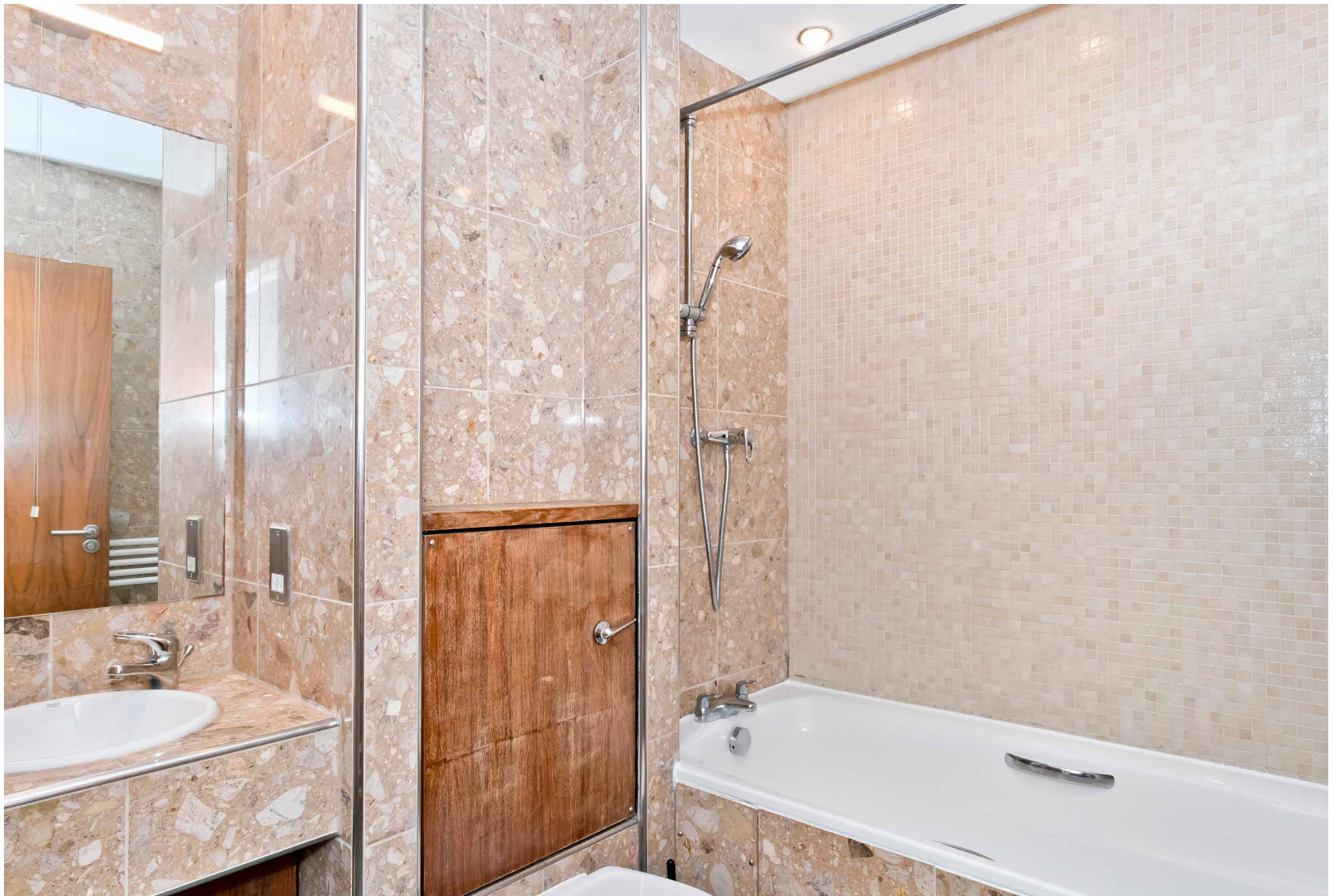
Also found within the home are two comfortably carpeted double bedrooms boasting large southerly-facing windows. The principal suite incorporates a fitted wardrobe and a luxuriously tiled en-suite bathroom replete with a hidden-cistern WC, an inset basin with vanity storage, a towel radiator, and a shower-over-bath. Finally, a shower room (accessed from the hall) is presented with similarly stylish tiling. Gas central heating and full double glazing create a warm, efficient home.

Externally, the development's central communal garden is attractively landscaped with greenery, fixed seating, and modern sculpture art. A secure underground car park includes a space allocated to the property. Extras: All fitted floor and window coverings, light fittings, and integrated/freestanding appliances are included in the sale. EPC Rating: B.

## Features

- Enviable city centre location
- Modern development
- Neutral interiors with stylish finishings
- Southerly-facing ground-floor flat
- Secure entry system
- Welcoming entrance hall
- Open-plan living/dining room & integrated kitchen
- Principal bedroom with storage & en-suite bathroom
- 1 Further double bedroom
- Shower room
- Landscaped communal garden
- Secure allocated parking
- Gas central heating
- Double glazing





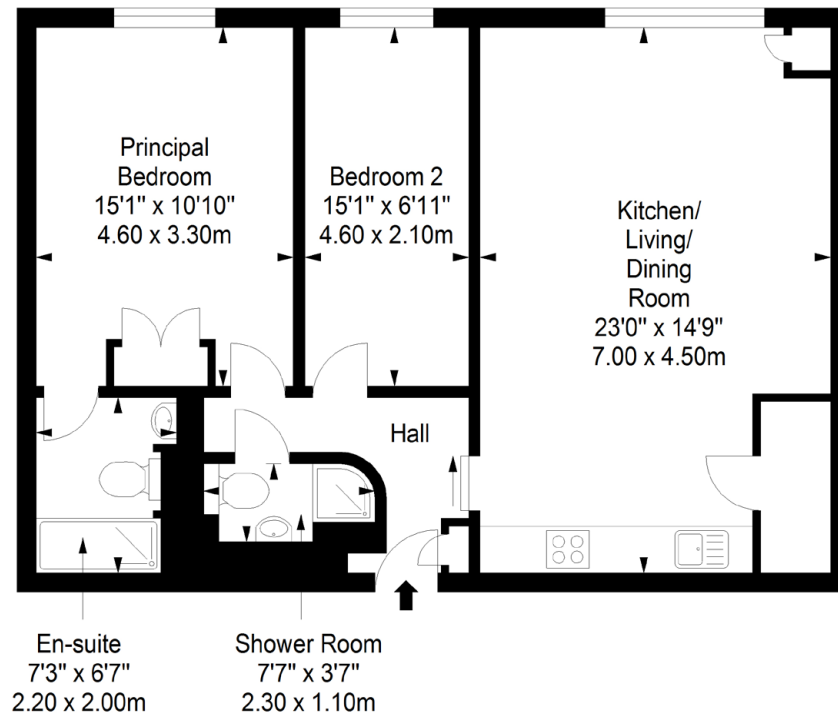


## Fountainbridge

*Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital.*

Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.

Ground Floor  
Approx. 71.4 sq. metres (768.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 sq. feet)