



Flat 12, 1 Mcewan Square, Fountainbridge, Edinburgh, EH3 8EN

Light & Immaculately Presented, One-Bedroom, Third-Floor Apartment

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Property Description

Light and immaculately presented, one-bedroom, third-floor apartment, forming part of a modern, factored residential development. Conveniently located in the vibrant Fountainbridge area of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, a double bedroom, and a family bathroom.

Highlights include a modern fitted kitchen with integrated appliances, continuous contemporary flooring, spotlighting, and a stylish fitted bathroom suite. In addition, there is excellent storage provision, gas central heating with underfloor heating throughout, and double glazing with Juliet balconies.

The development also provides a secured video entry system and a lift service, with zoned parking on the surrounding streets.

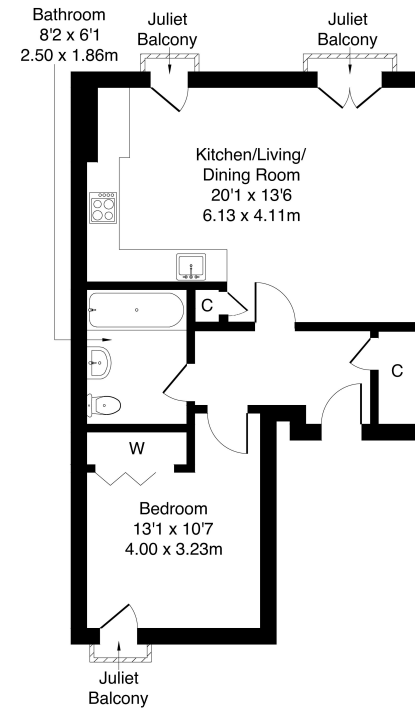
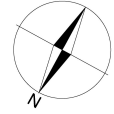
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. Set to the front, enjoying a southerly aspect, a spacious open-plan living/dining room and kitchen features wood effect flooring continuing from the hall, two Juliet balconies allowing plentiful natural light, light decor and spotlighting. To one side, the stylish kitchen is fitted with modern units and worktops, unit downlights, a sink with a drainer, with a range of integrated appliances including an oven, an electric hob, a dishwasher, a washing machine, and a fridge/freezer.

Set to the rear, a generous double bedroom is finished with light decor, wood effect flooring continuing from the hall, and a built-in wardrobe. Completing the accommodation, a stylish bathroom is set internally off the hall, with a modern three-piece suite including a rainfall shower over the bath, a tiled splash wall and a ladder-style radiator.



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Approximate Gross Internal Area: (538 sq ft - 50 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Fountainbridge lies just west of the city centre and is adjacent to many other vibrant areas such as Tollcross, Bruntsfield and the West End. Having undergone major development in recent years, the area offers many modern residential properties mixed with more traditional tenements. There is good local shopping throughout, whilst Tollcross and Dalry Road offer further amenities and supermarkets. The Fountain Park Leisure Complex includes a multi-screen cinema, bowling alley,

Nuffield Health Fitness & Wellbeing Gym and numerous restaurants, whilst the Union Canal has walking and cycle paths, with the Bruntsfield Links and the Meadows offering vast open green spaces. Many attractions, businesses and educational institutions of Edinburgh can be reached easily on foot, as can the travel hub of Haymarket Station for train, tram and bus connections, while regular bus services are available from Dundee Street.





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