



## 13 Gibson Terrace, Edinburgh, EH11 1AT

Traditional, One-Bedroom, Main-Door, Ground-Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)





# Property Description

Well-proportioned, one-bedroom, main-door, ground-floor flat, forming part of a traditional, stone-built tenement. Conveniently located in the popular Fountainbridge area of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, a double bedroom and a shower room.

Requiring updating, this exciting city centre opportunity is ideally placed for the business and University districts. Features include a fitted kitchen, with appliances, gas central heating, double glazing, tall ceilings and superb storage.

There is zoned parking to the front and on the surrounding streets, excellent city transport links and leafy walks alongside the Union Canal.

An entrance hall, with a naturally lit, flexible store cupboard, is finished with both tiled and wood-effect flooring. A good-sized reception room has a central spotlight fitting, a press cupboard and a walk-in store cupboard and offers a versatile floor plan for freestanding furniture. Set to the rear of the room, a kitchen includes fitted units and worktops, a sink with a drainer, a washing machine, a fridge freezer, an integrated oven and a gas hob.

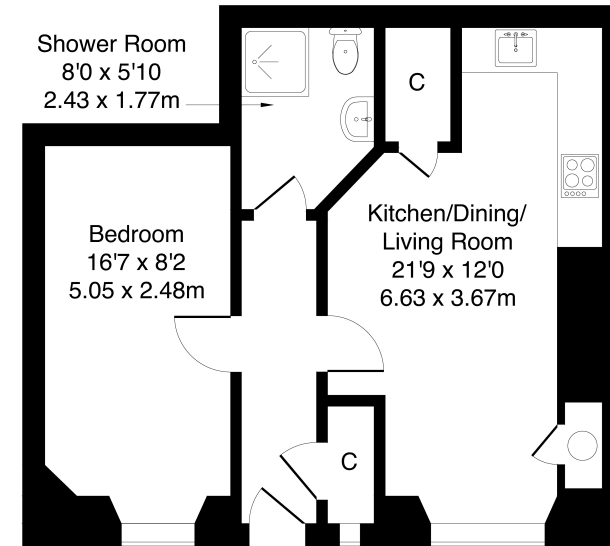
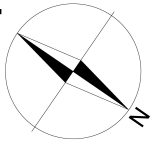
Across the hall, a double bedroom offers ample space for freestanding furniture and storage and has a central pendant light fitting and period cornice work.

Completing the accommodation, a shower room, comprises an integrated cubicle, a two-piece suite and tiled splash walls.



## 13 Gibson Terrace, Edinburgh EH11 1AT

Approximate Gross Internal Area: (484 sq ft - 45 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.







## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

