

FOUNTAINBRIDGE
2/45 McEwan Square



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OFFERS IN THE REGION OF £550,000
Viewing by appt through Agent 0131 525 8600

DESCRIPTION

Exceptional penthouse apartment forming part of an exclusive modern development close to the City Centre. The apartment benefits from wonderful views over the City and an allocated parking space located in a secure underground garage. The interior of the property is tastefully decorated in neutral colours with hardwood flooring in the public rooms, under floor central heating and quality fixtures and fittings throughout including the fitting of low voltage downlighter. The individually designed kitchen is fitted with base and wall mounted units with built-in appliances and the bathrooms feature high-spec three piece suites. All bedrooms access the extensive terrace as well as the sitting area. The particularly bright and extremely stylish accommodation comprises - hall with storage cupboard, superb living room with doors to the terrace and open plan to the kitchen and dining area, master bedroom with built-in wardrobe and en-suite bathroom, double bedroom two with built-in wardrobe, bedroom three with built-in wardrobe and shower room.

Exceptional penthouse apartment
with large terrace and wonderful
views of the City

LOCATION

Springside is an exclusive development constructed on the former site of the historic Fountainbridge brewery which lies within easy access of the City Centre enjoying all the benefits of City Centre living with a wide selection of quality restaurants and bistros nearby and is within ten minutes walk of Princes Street and Edinburgh Castle. The property also offers quick access to Haymarket Railway Station and the Exchange financial district. There is a Sainsbury's, the Filmhouse, Cameo and Odeon Cinemas all within five minutes walk. There are good local shops both in Tollcross and at Haymarket and the Fountain Park Leisure Development with its multi-screen cinema, restaurants, bars, health club and bowling alley is a short walk away. The area has an excellent bus service to and from the City Centre and beyond.



GARDEN

There is a superb terrace off the sitting area providing an excellent space for al fresco dining and entertaining with the benefit of wonderful views across the City.

PARKING

The property benefits from an allocated parking space located in a secure underground car park.

FIXTURES AND FITTINGS

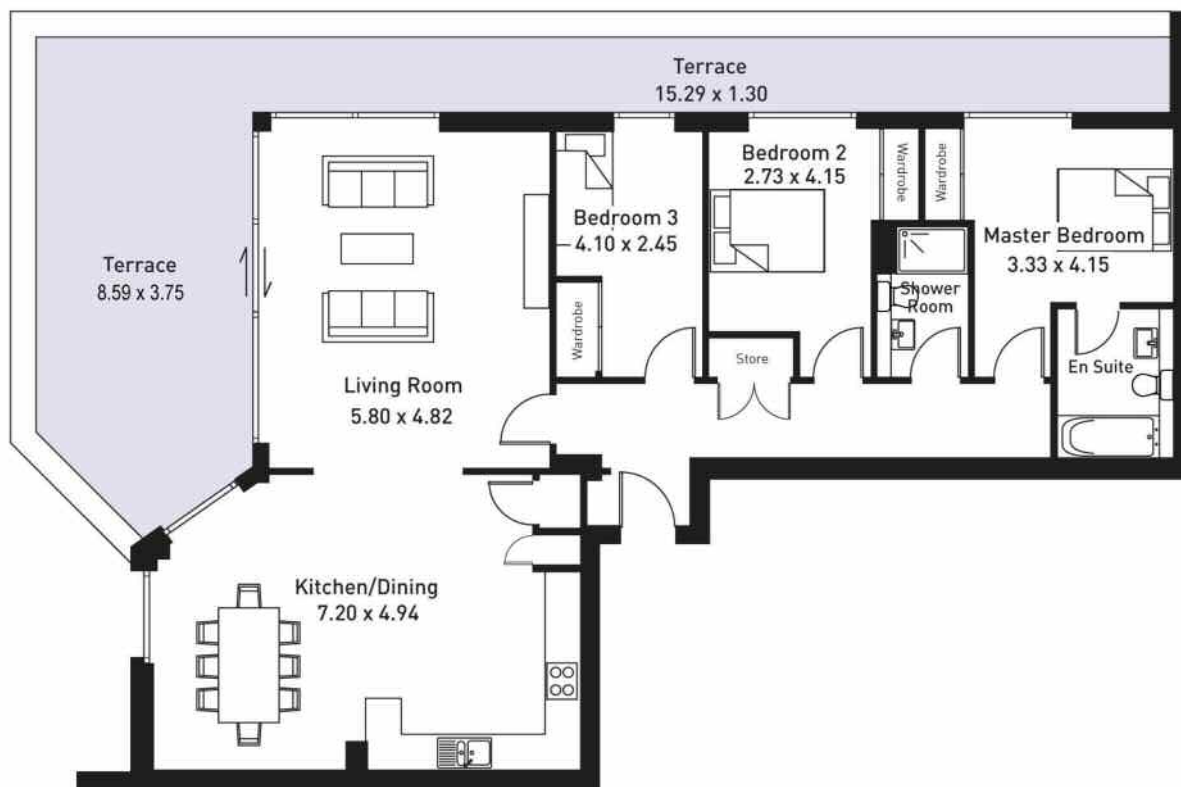
All fitted carpets, hob, oven, extractor hood, dishwasher, fridge-freezer and washer-dryer are included in the sale price.

SERVICES

The property has gas fired underfloor central heating and there is full double glazing. There is also a lift within the building.

MANAGEMENT

The development is factored and maintained by New Horizons at a cost of around £900 p/a.



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Winner of The Property Team and The Family Law Team Awards. The Scottish Legal Awards 2010.

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