



## MCEWAN SQUARE

Edinburgh, EH3

# A LIGHT AND IMMACULATELY PRESENTED, ONE BEDROOM APARTMENT

Forming part of a modern,  
factored residential development.



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EPC

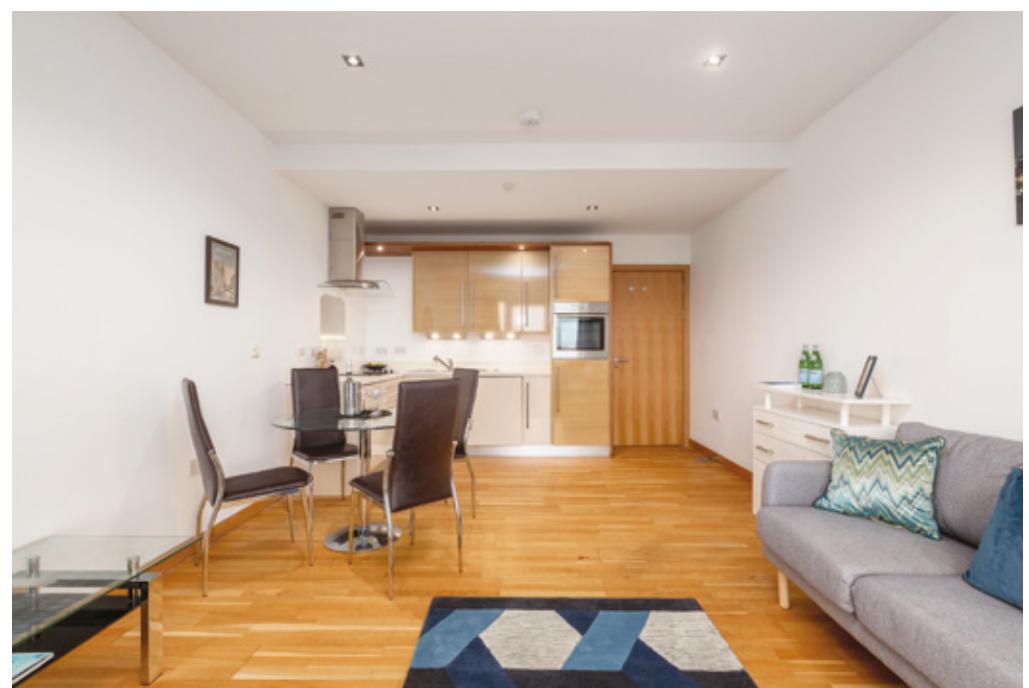
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Local Authority: The City of Edinburgh Council

Council Tax band: D

Tenure: Freehold

Offers Over: £240,000





This beautifully presented one bedroom apartment is located on the fifth floor of a modern development in McEwan Square, offering the perfect blend of comfort and convenience in one of Edinburgh's most vibrant areas. The property benefits from lift access and features a private decked area to the front, creating an inviting outdoor space.

Inside, the apartment boasts an open-plan living, dining, and kitchen area designed for modern living, complemented by a Juliet balcony that frames impressive views across the city. The well-proportioned double bedroom provides a peaceful retreat, while the contemporary shower room is finished to a high standard.

Situated in the heart of Fountainbridge, the apartment is ideally positioned for easy access to local amenities, transport links, and the city centre, making it an excellent choice for first-time buyers, investors, or those seeking a stylish city base.



# LOCATION

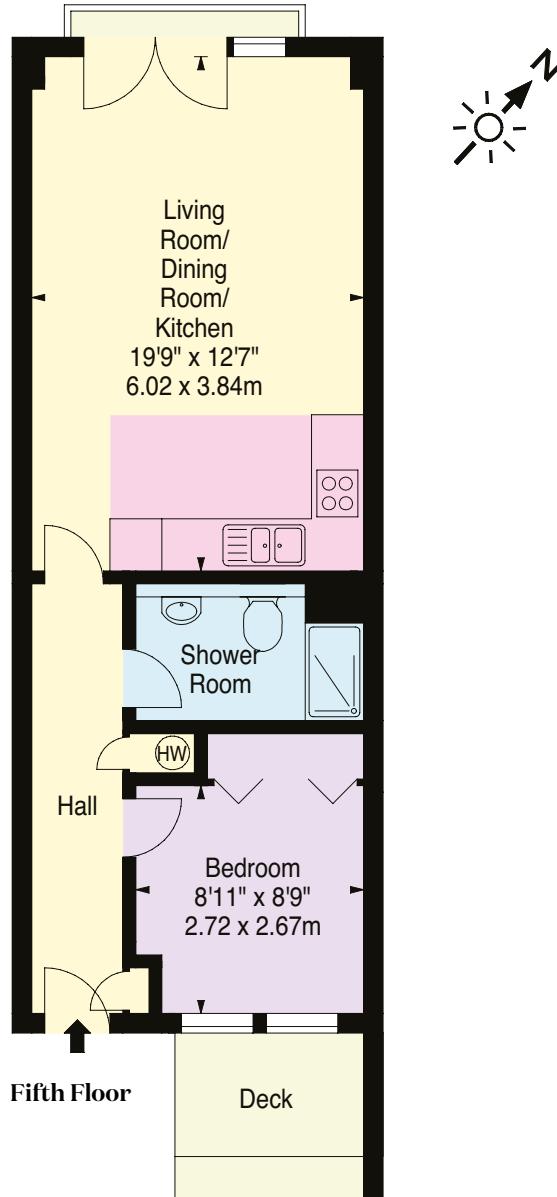
Fountainbridge lies just west of the city centre and is adjacent to many other vibrant areas such as Tollcross, Bruntsfield and the West End. Having undergone major development in recent years, the area offers many modern residential properties mixed with more traditional tenements.

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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
469 Sq Ft - 43.57 Sq M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Financial Guarantee/Anti Money Laundering: All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.





I would be delighted  
to tell you more.

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