



**lindsays**

3 Chalmers Buildings  
Edinburgh, EH3 9FQ

*"2 Bedroom Main Door Flat requiring upgrading"*

- Main door flat
- Close to city centre
- Requiring upgrading
- Sitting room
- Two double bedrooms
- Kitchen
- Bathroom
- Gas central heating
- Private front garden

EPC Rating C

**OFFERS OVER £230,000**



## Description

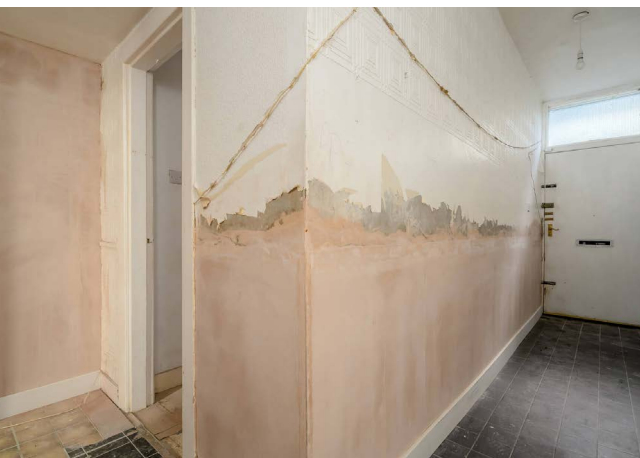
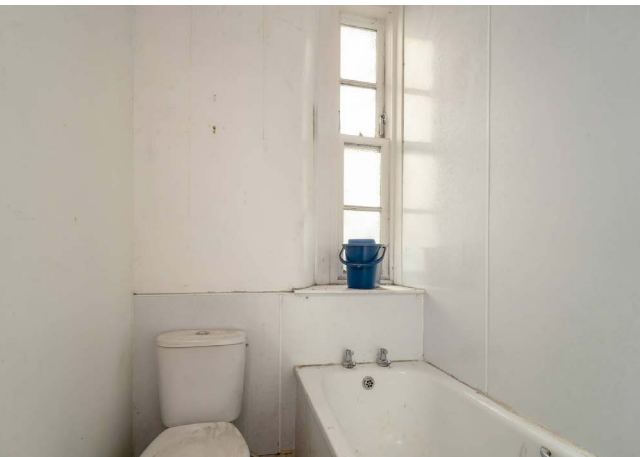
A centrally located main door flat now requiring upgrading. The property is located close to the city centre and within easy reach of the many amenities of the West End and Lothian Road. Accessed via a pathway through a private front garden, the sitting room and second bedroom are located to the front of the property with the main bedroom, bathroom and kitchen to the rear. There is a useful cupboard off the hallway and another larger store off the kitchen. The property benefits from gas central heating and traditional single glazed sash and case windows.

## Area

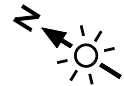
Fountainbridge is just a short walk from Edinburgh's main business and financial districts, the vibrant West End and all that the city centre has to offer. There is an abundance of on hand amenities from independent shops & cafes including Grow Urban and Milk, bars & pubs, restaurants, Tesco and Sainsbury supermarkets and leisure facilities. Nearby Fountain Park entertainment park offers something for everyone and has a Nuffield Health gym, Ten Pin Bowling, multi screen cinema, Trampoline park along with further facilities and a number of restaurants. Closely situated to the Union Canal, there are lovely walks to be had and the property boasts good proximity to the city's transport network & Haymarket Station, along with convenient access to the City Bypass and A1.

## Viewing

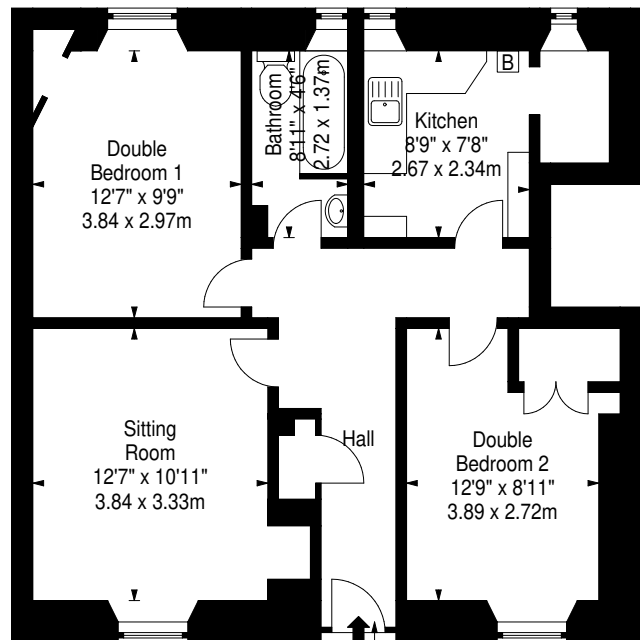
By appointment contact Lindsays on 0131 229 4040



**Chalmers Buildings,  
Edinburgh, EH3 9QF**



Approx. Gross Internal Area  
683 Sq Ft - 63.45 Sq M  
For identification only. Not to scale.  
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Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.