



EDINBURGH

2/35 MELVIN WALK

EH3 8EQ



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0131 229 4400
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AREA

The city centre is quite literally on the doorstep and as such this property benefits from the full range of city centre amenities.

Leisure and recreational amenities can be found throughout the city including an abundance of pubs, coffee shops and restaurants. The Fountainpark Multicomplex where the facilities include a Cineworld cinema, Nuffield Health gym, Genting Casino, Tenpin bowling alley, Gravity Trampoline Park and a range of restaurants, bars and pubs is nearby. More especially around Lothian Road and the West End, there is a wide variety of formal entertainment facilities.

The property is also well situated for the City's business and commerce centres at Lothian Road and Fountainbridge as well as Edinburgh College of Art, Edinburgh University, and Napier University.

For the commuter, there are regular bus services to take you around the City Centre and surrounding areas. For those traveling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Haymarket Station is a short walk away.





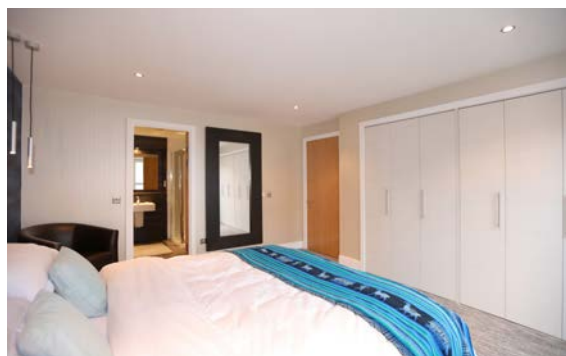
DESCRIPTION

This is a highly desirable, well-proportioned, executive, three-bedroom fourth floor flat, forming part of a modern block. Located in the Springside Development close to the West End of the city the property has spectacular views over the city.

Accessed off the lift / common stair, and designer decorated, the accommodation comprises:

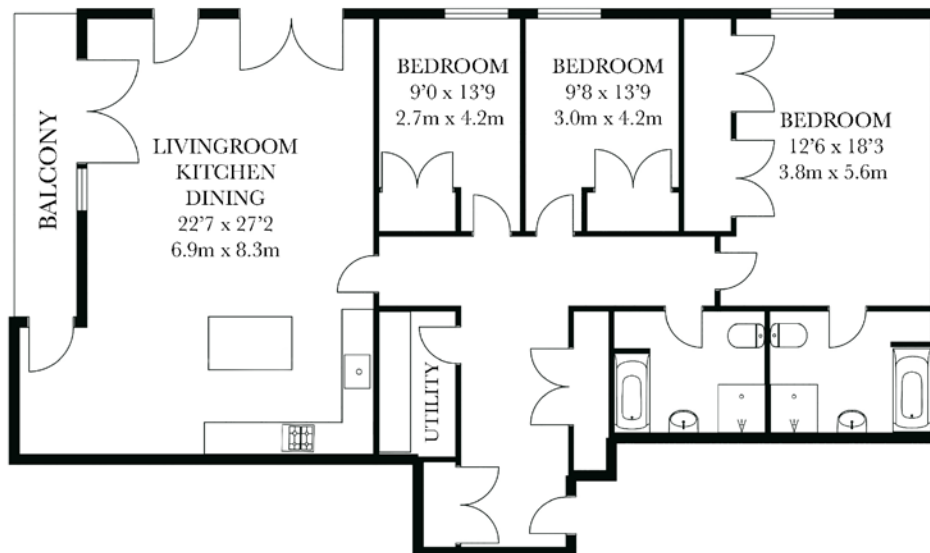
Entrance hall with 2 large storage cupboards; spacious, bright, open plan sitting room/kitchen/breakfast-room with modern wall and base units, integrated facilities and adequate work-top area.; large master bedroom with fitted wardrobes and benefiting from an en-suite bathroom with a modern suite; second double bedroom with fitted wardrobes; third double bedroom with fitted wardrobes; large modern bathroom and utility room.

Features include an entry phone system, lift, gas central heating, double glazing and the sitting area enjoys full height windows/doors opening out onto an extensive South/West facing balcony. The property also benefits from 2 allocated parking space in the secure resident's car park at ground level which is accessed via electric remote-controlled gates.





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TOTAL APPROX FLOOR AREA;
1506.9 SQ FT (140 SQ M)

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DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

**For more information and to arrange a viewing
call 0131 229 4400 or email sales@acepm.co.uk**

