



33 (4F2) GARDNER'S CRESCENT

Fountainbridge, Edinburgh, EH3 8DF



1

Public Room



2

Bedrooms



1

Bathroom



33 (4F2) GARDNER'S CRESCENT

Forming part of a traditional tenement building, this two-bedroom fourth-floor flat enjoys spacious period architecture and modern interiors. It is neutrally decorated throughout, providing buyers with an attractive blank canvas, and it has quality finishings too, including a modern kitchen and shower room. The flat also offers a sociable open-plan reception area, as well as controlled permit parking and a communal garden. It is a beautiful home that will have huge appeal amongst city professionals, couples, and first-time buyers alike.

Situated in Fountainbridge, this property has a highly sought-after position in the capital. It is close to a wide range of amenities, as well as restaurants, bars, and cafes, and it is within easy reach of bus links and Haymarket train station. Furthermore, the fashionable West End is within swift walking distance, as is the heart of Edinburgh city centre. The Meadows and Princes Street Gardens, two of Edinburgh's finest green spaces, are also within strolling distance as well. It is a fantastic location that offers a high degree of convenience for city living.







D
EPC
RATING

B
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A traditional fourth-floor flat
- Located in sought-after Fountainbridge
- Attractive neutral décor throughout
- Shared stairwell and entry-phone system
- Welcoming hall with a clothes pulley
- Open-plan kitchen/living/dining room
- Two airy double bedrooms
- Shower room with a heated Bluetooth mirror
- Two-piece WC with a shave socket
- Communal rear garden with drying green
- Bike storage
- Controlled permit parking (Zone 4)









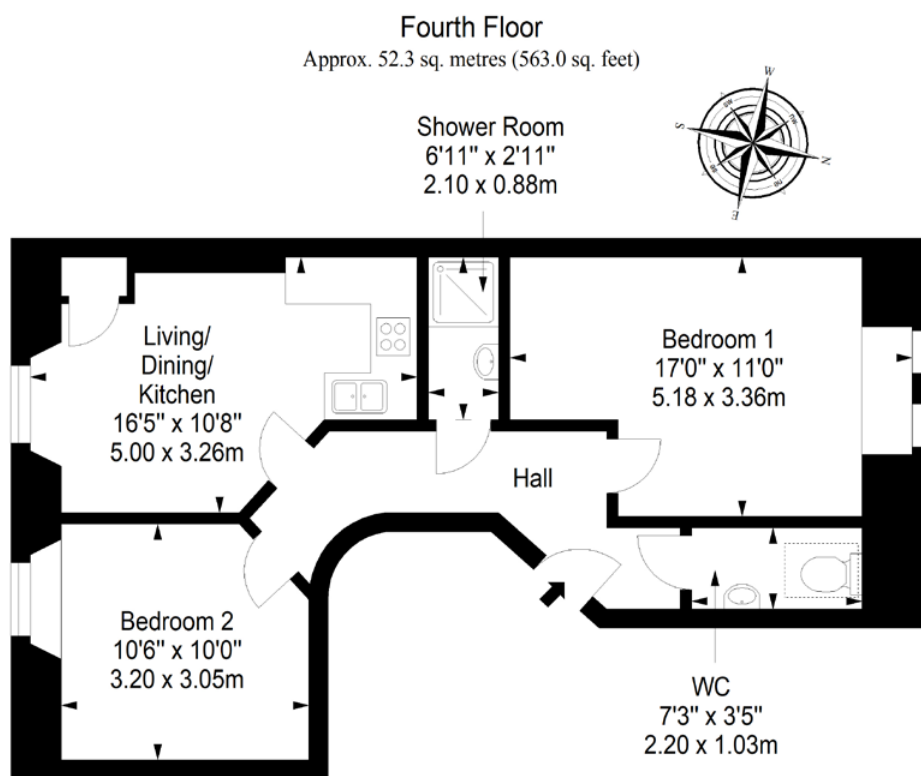
Extras: an integrated oven, gas hob, washer dryer, and extractor hood, and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The building is managed by Ross & Liddell at an approximate yearly cost of £450.



FOUNTAINBRIDGE

Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.



Total area: approx. 52.3 sq. metres (563.0 sq. feet)

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.