



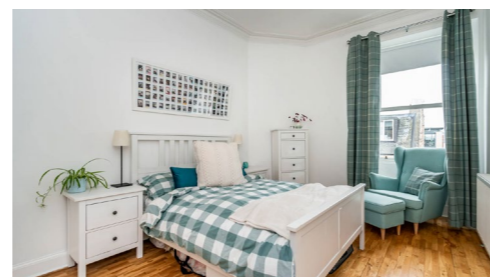
27/14 (4f2) Gardner's Crescent,
Fountainbridge, Edinburgh, EH3 8DF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Attractive open plan living room/dining room/kitchen with appliances.
- Excellent open outlook.
- Two generously proportioned double bedrooms.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazed sash & case windows.
- Original features.
- Permit & metered parking.
- Communal garden area with bike store.



GENERAL DESCRIPTION

A well-presented light and bright top floor flat part of a traditional tenement building in the vibrant Fountainbridge district of the city within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property would make an ideal purchase for a first time buyer/young couple or perhaps for letting purposes.

COUNCIL TAX BAND: C.
TRAIN STATION: APPROXIMATELY 500 METRES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

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.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, WASHER/DRYER AND DISHWASHER. THE WARDROBES WITHIN BOTH BEDROOMS WILL ALSO BE INCLUDED IN THE FOR SALE PRICE. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



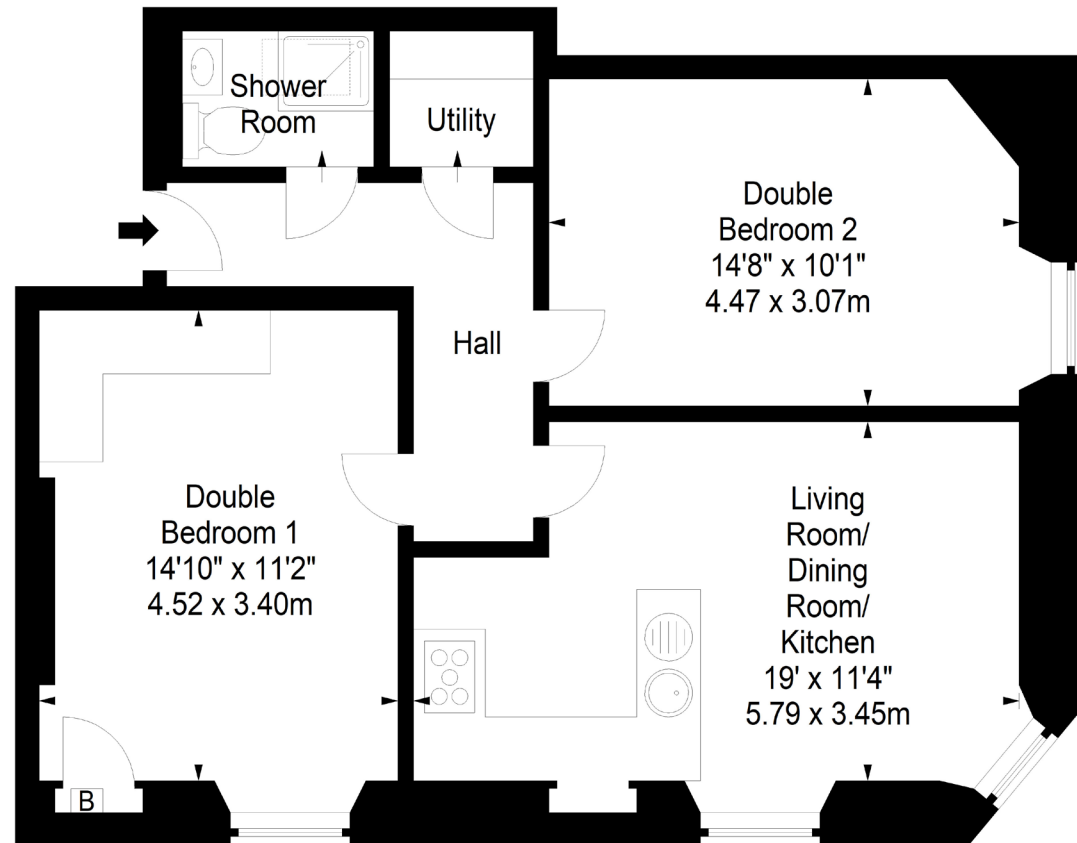
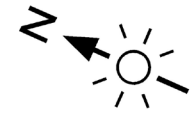


ENERGY PERFORMANCE
CERTIFICATE RATING D

Gardner's Crescent, Edinburgh, Midlothian, EH3 8DF



Approx. Gross Internal Area
680 Sq Ft - 63.17 Sq M
For identification only. Not to scale.
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Fourth Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.