



39/17

Gardner's Crescent,  
Edinburgh, EH3 8DG

FOR SALE



## Property Summary.

The subjects comprise an exceptional fourth floor modern duplex apartment located within a secure, landscaped courtyard development. This property has many exceptional features which creates an overall very appealing home. Upstairs is a delightful living/dining/kitchen which has access to a private front balcony, which is an ideal outdoor space. The bedroom has bespoke fitted wardrobes and a luxury en-suite bathroom.

There is a separate guest showerroom which incorporates a useful utility cupboard. The development is served with a daily concierge service (9-12 pm) and is managed by Trinity Factors, ensuring all mutual areas are maintained to the highest of standards. There is a basement secure car park, this property having a large end of row allocated space (No 40). Here there are AV charging points, post boxes, recycling and bin storage areas. The mutual stairway is served with an entryphone security system and lift. Of particular note are the landscaped courtyard gardens with water feature which enhances the location and environment.


















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## Features.

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A luxury fourth floor modern duplex apartment, commanding a superb, secure environment and central location, offering a fantastic investment and town base.

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-  Entrance Hall
-  Living/Dining/Fitted Kitchen with door to private balcony
-  Master Bedroom
-  En-suite bathroom
-  Guest showerroom incorporating utility cupboard.
-  Gas fired combination central heating
-  Double glazing
-  Entryphone
-  Concierge
-  Lift
-  Large allocated garaged car parking space
-  Factor





THIS IS A TRULY DELIGHTFUL, SPACIOUS DUPLEX WHICH GIVES ANY PURCHASER A HOME THAT CATERS FOR ALL ASPECTS OF CITY CENTRE LIVING.

## Car Park.

This property has a large private allocated car parking space (No 40) which is at the end of a row. In the secure gated garage there are EV charging points, post boxes, bin and recycling area.

## Concierge.

There is a daily concierge from 7 am to 12 pm. (excluding holidays).

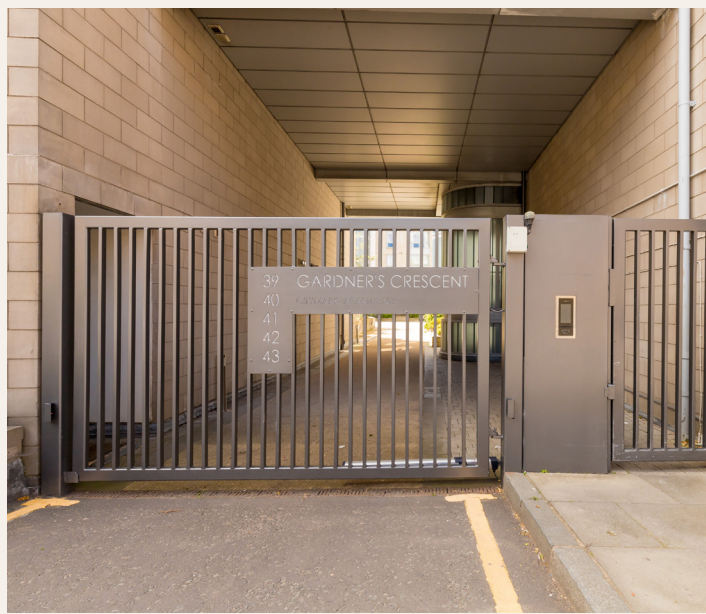
## Factor.

Trinity Factors manage this development, ensuring all mutual areas are maintained to the highest of specifications. The cost is approximately £3,578.00 per annum ( or £298.00 per month ) and also includes the buildings insurance.

## Extras.

All curtains, light fittings and appliances will be included. These will be sold as seen with no warranty or guarantee as to their working condition. Other items of furniture may be available by separate negotiation.

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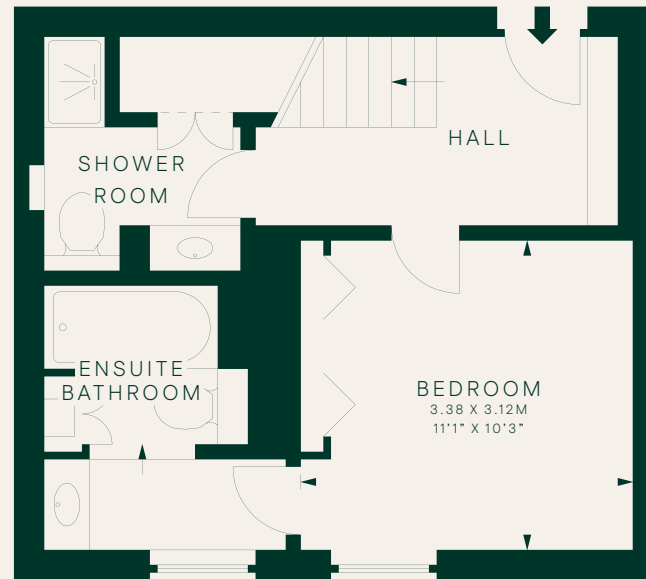
## Floor Plans

For Illustrative purposes | Not to scale

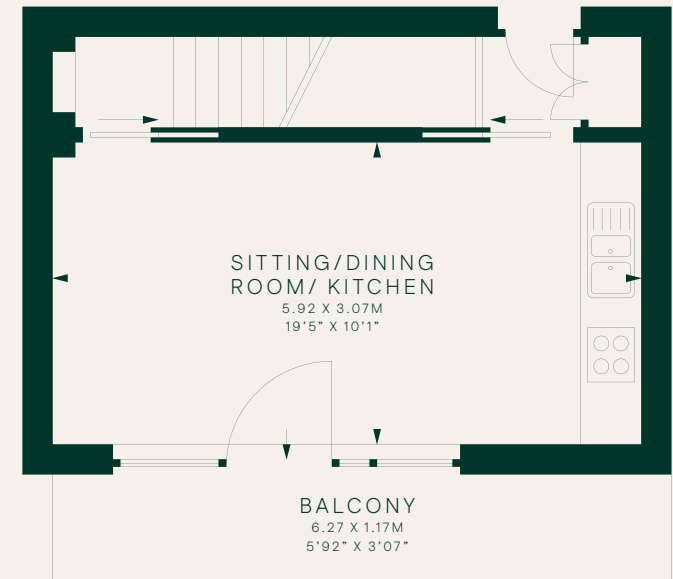
Approximate Gross internal Area 600ft<sup>2</sup> / 55.74 m<sup>2</sup>

COUNCIL TAX BAND | D

ENTRY | Negotiable



FOURTH FLOOR



FIFTH FLOOR



## Location.

Located within a secure and attractive environment, this is a vibrant city centre location, surrounded by the city's main financial, law and business institutions. The world renowned Universities specialising in law and medicine also within close proximity. There are an abundance of first class amenities including Health and Fitness clubs, fashionable restaurants and bars, with the city's West End and the main centre within walking distance.



Local Bus Stops



Haymarket Station

## Contact.



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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/ services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

