





Welcome

Welcome to Gardner's Crescent, this fabulous two bedroom, main door duplex apartment is set over two levels, and forms part of the popular Citymark Apartments which is a secure gated development with an allocated parking space in the underground carpark. The property is ideally located in the vibrant Fountainbridge area of Edinburgh close to an abundance of local amenities, whilst being within walking distance of Edinburgh city centre. This superb apartment offers bright and spacious accommodation and would be suited to the first time buyer, small family or indeed an excellent investment opportunity. Presented to the market in a walk in, immaculate condition, we would recommend an early viewing.

- Reception hallway
- Cloakroom/WC
- Living/dining and kitchen area
- Modern and fully equipped kitchen
- Utility room off
- Upper landing, shelved storage cupboard
- Principle bedroom with built in wardrobes and en-suite
- Further double bedroom.
- Shower room comprising WC, wash hand basin and shower unit
- Gas central heating
- Double glazing
- The property benefits from attractive communal gardens, sculptures, seated area and water feature within the development maintained under a factoring fee
- Private underground parking with a secure entry system





Fountainbridge

Fountainbridge lies just west of the city centre and is adjacent to many other vibrant areas such as Tollcross, Bruntsfield and the West End. The area is undergoing major development, with many modern residential properties mixed with more traditional tenements. There is good local shopping throughout, whilst Tollcross and Dalry Road offer further amenities and supermarkets. The Fountain Park Leisure Complex includes a multiscreen cinema, Virgin Active gym and restaurants. The Union Canal has walk and cycle paths, whilst Bruntsfield Links and the Meadows offer vast open green spaces. Many attractions, business and educational institutions of Edinburgh centre can be reached easily on foot along with Haymarket Station, whilst regular bus services are available from Dundee Street.

Agent's Note

The white goods, furniture, curtains and fitted floor coverings are included. The development is factored by Trinity with an approximate annual fee of £3,320 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.