





Welcome

Welcome to Gardner's Crescent, McDougall McQueen are delighted to present to the market this impressive, two bedroom open plan apartment situated on the second floor of a gated, modern, factored development ideally located in a quiet street within the Fountainbridge area of Edinburgh, further benefits include a balcony, gas central heating, double glazing, landscaped communal gardens and secure parking. The development is maintained to an excellent standard and benefits from secure video entry and lift access. The property is located close to an abundance of local amenities and to Edinburgh city centre and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway
- Open plan living/dining and kitchen areas with direct access to the balcony
- Fully equipped kitchen
- Utility cupboard
- Principle bedroom with en-suite shower room and built in wardrobe storage
- Further double bedroom with built in wardrobe storage
- Shower room
- Gas central heating
- Double glazing
- Lift access
- Secure underground parking with an allocated space
- Communal garden areas
- Gated secure access





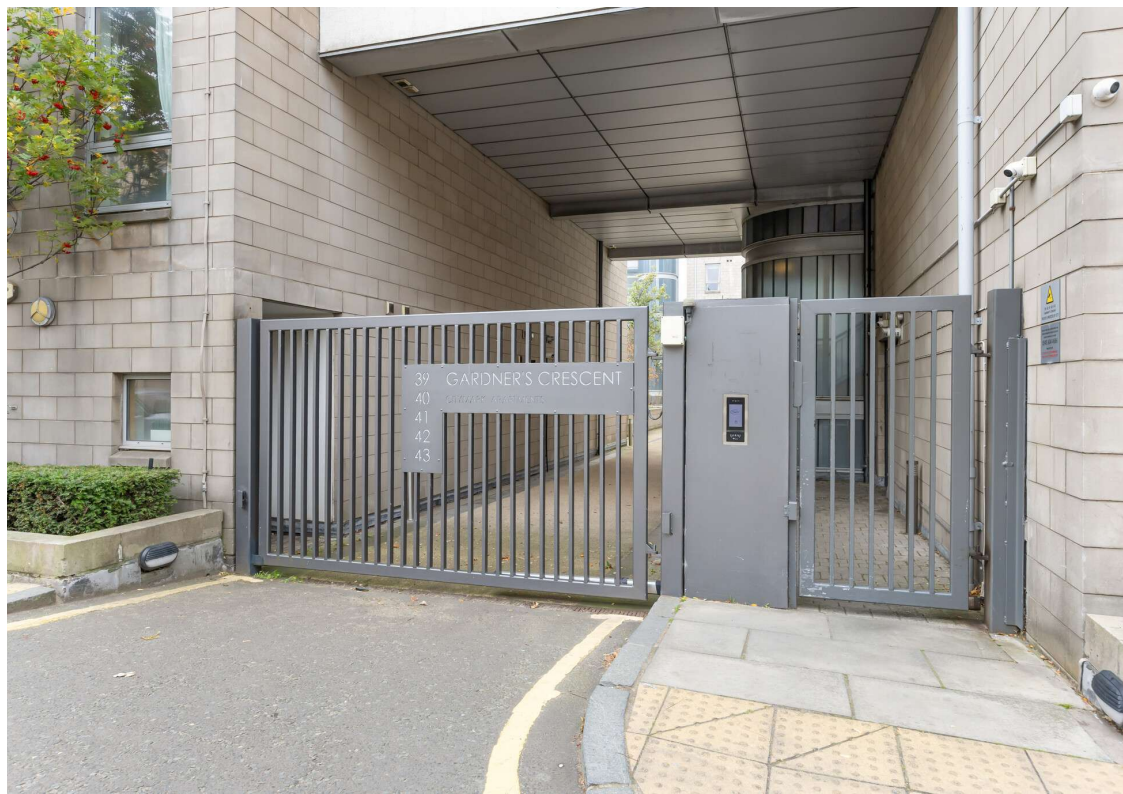


Fountainbridge

Situated in Fountainbridge, Gardner's Crescent is just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. As you would expect with such a city centre location, there are a wide range of amenities on the doorstep. Fountain Park offers a multi-screen cinema, health club, restaurants, bowling alley and bars within walking distance. Nearby Haymarket and Tollcross boast the Cameo and Filmhouse cinemas, the Lyceum Theatre, the Usher Hall, a Sainsburys Local, Tesco Express, and restaurants and bars. It is located near to the Union Canal with its walkways and cycle paths and is a 15-minute walk to the open green space of Bruntsfield Links, with the Meadows then adjacent. Well regarded schooling includes Dalry Primary School and Tynecastle High School. Many of Edinburgh's finest private schools including George Heriot's School are within easy reach. Haymarket Railway Station and the Edinburgh Airport Tram Link are a little over five minutes' walk and regular bus services from Morrison Crescent take you into the city centre in five minutes. There is easy access to the City Bypass.

Extras

Included in the sale are the integrated kitchen appliances, blinds & curtains where fitted, and all fixtures & fittings. Items of furniture are available by negotiation. Agent's Note: The development is factored by Trinity with an approximate annual fee of £3266.30 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

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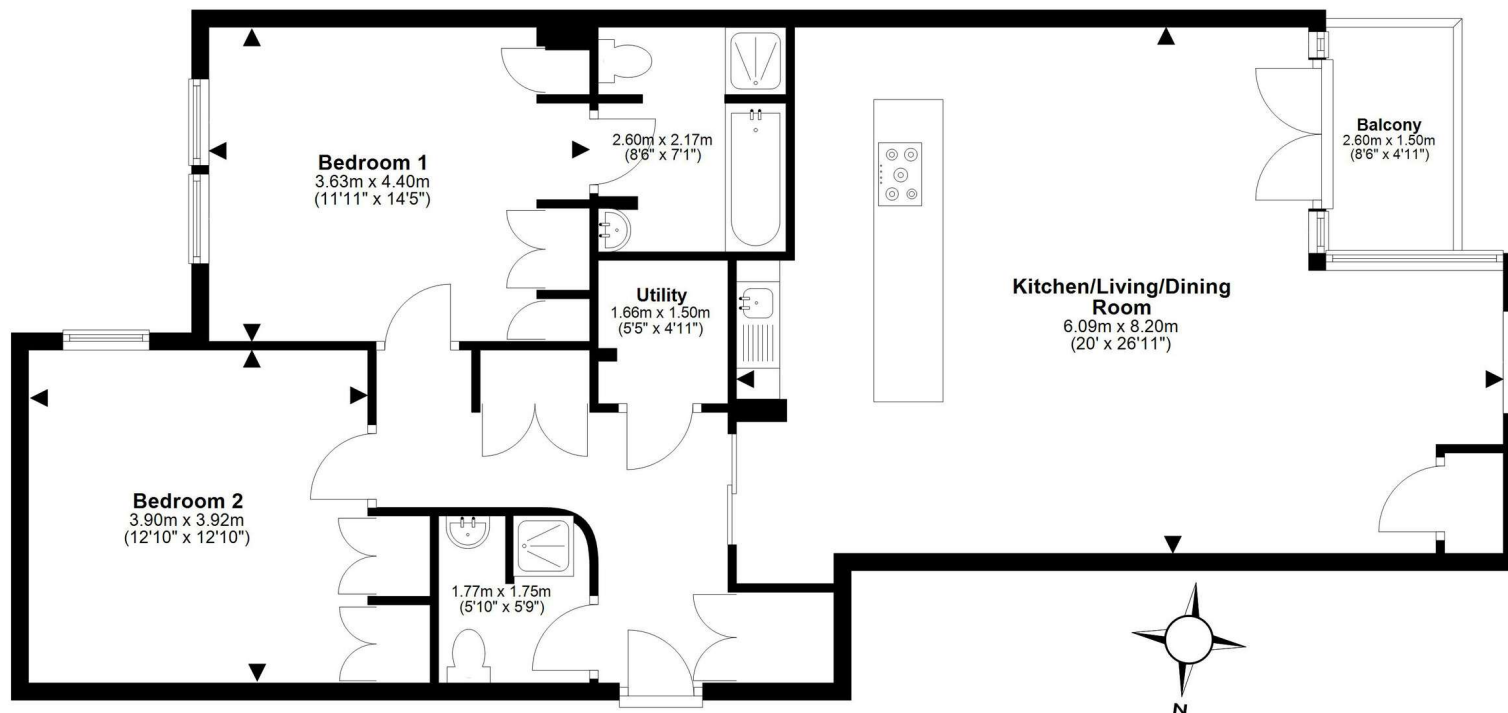
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.