



41/16 Gardner's Crescent, Fountainbridge
EDINBURGH | EH3 8DG


warners
solicitors & estate agents



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FOUNTAINBRIDGE | EDINBURGH | EH3 8DG

Warners are delighted to present this immaculate two-bedroom, two-bathroom apartment, located within an exclusive gated development in Edinburgh. The property benefits from a secure underground parking space and an on-site concierge service, offering a superb standard of modern city living.

Set within a contemporary development, the apartment is presented in excellent condition throughout. It features bright, spacious interiors enhanced by high-quality flooring, doors, and fixtures.

The accommodation comprises a welcoming entrance hallway with a utility cupboard, leading into a generous open-plan sitting and dining area. The sleek, modern kitchen is fitted with an excellent range of wall and base units, ideal for both everyday use and entertaining. The principal bedroom includes built-in wardrobes and a stylish en-suite bathroom, while the second double bedroom also benefits from fitted storage. A separate shower room completes the accommodation.

In addition to the private underground parking space, residents have access to five visitor parking bays, which can be reserved via the concierge, who is available seven days a week for added peace of mind.

This is a fantastic opportunity to acquire a beautifully maintained home in one of Edinburgh's most desirable and secure developments. Early viewing is highly recommended.

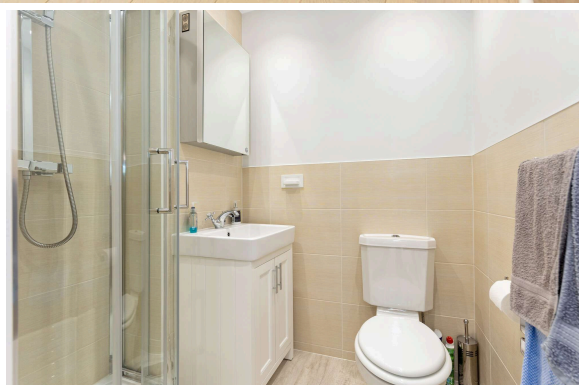
- Exclusive gated development with 7-day concierge service
- Immaculate two-bedroom, two-bathroom apartment in excellent condition
- Secure underground allocated parking space included
- Spacious open-plan living area with modern fitted kitchen
- Both bedrooms with built-in wardrobes, principal with en-suite
- Visitor parking available on request through concierge
- Council Tax E, Energy Rating D, Factor with Trinity Factors approximately £3,490 per annum (option to pay monthly, annually, or bi-annually pro-rata)

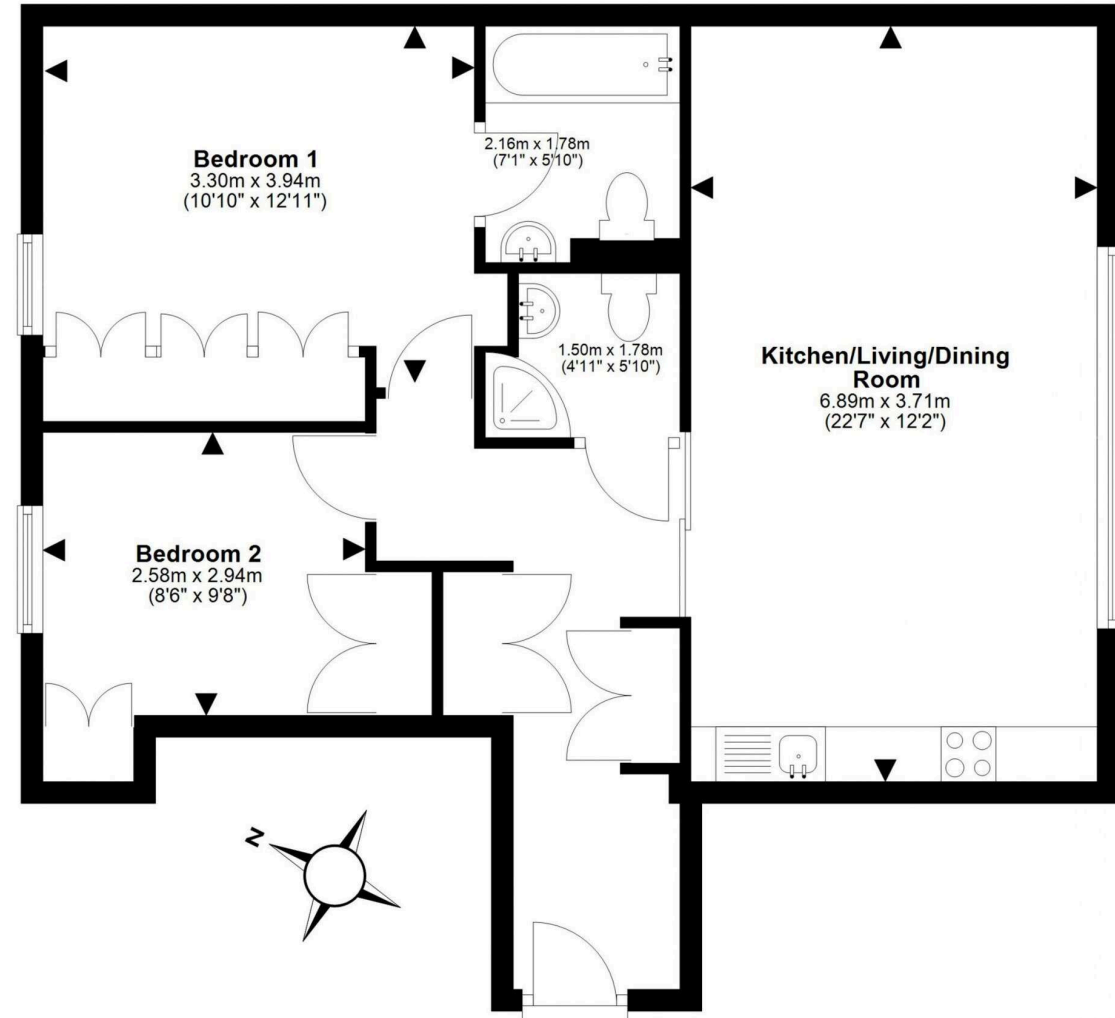
All fittings and fixtures will be included in the sale, apart from the washer-dryer which can be negotiated separately.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Fountainbridge lies around half a mile west of Edinburgh City Centre, adjoining Tollcross, Bruntsfield, Dalry and Haymarket. The eastern end of the Union Canal, which has been tastefully renovated over recent years, starts here. The City Centre is an easy commute with Lothian Road, Edinburgh's new Financial District and Haymarket train station within walking distance. There is also easy access to the open spaces of the Meadows, Edinburgh Art College and Edinburgh University. Local amenities include a wide range of shops, restaurants, bars and bistros as well as the Fountain Park Leisure Complex and the many theatres of Edinburgh's West End.





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.