

COULTERS

BF1, 4 GARDNER'S CRESCENT

FOUNTAINBRIDGE, EDINBURGH, EH3 8BZ

 2 BED  1 BATH  1 PUBLIC




TAKE A LOOK INSIDE

Situated in the West End Conservation Area and heart of Edinburgh's financial district, this stylish two bedroom flat has an enviable location that is surrounded by an unbeatable selection of city amenities. Forming part of an attractive A Listed classical crescent which dates back to 1826, the flat itself is quietly positioned at basement level and has been renovated in recent years to form a modern home perfect for first time buyers or buy to let investors.

Internally the accommodation comprises - a central hallway with two storage cupboards; an open plan kitchen/dining/sitting room with sleek handleless units, integrated appliances and breakfast bar; two double bedrooms and a bathroom with overhead electric shower. Heating within the property is provided via electric panel heaters.

KEY FEATURES

-  Basement level flat in sought after location
-  Stylish apartment in excellent condition
-  Direct access to shared gardens
-  Permit parking available
-  Minutes from new Haymarket development
-  Excellent transport links



The larger of the two bedrooms has a door which provides direct access out to the communal garden. The public garden on Gardner's Crescent also offers a pleasant place to sit and relax outside. On-street parking is available by way of a parking permit.

EXTRAS

All light fittings, blinds, fitted flooring, integrated appliances, TV and bracket are included within the sale price. Other items may be available subject to separate negotiation.



THE LOCAL AREA

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 central location, there are a wide range of amenities on the doorstep. Edinburgh's International Conference Centre (EICC) is just a stone's throw from the property and Fountain Park which offers a multi-screen cinema, health club, restaurants, bowling alley, and bars is within easy walking distance. Nearby Lothian Road and Tollcross boast an excellent selection of cafes, bars and restaurants as well as theatres and music venues including the Cameo and Filmhouse cinemas, the Lyceum Theatre and the Usher Hall. The Union Canal with its walkways and cycle paths is close by and the open green spaces of Bruntsfield Links and the Meadows can be found just a 15-minute walk away. Haymarket Railway Station and the Edinburgh Airport Tram Link are a little over five minutes' walk and regular bus services from Morrison Street take you swiftly across the city.

GET IN TOUCH



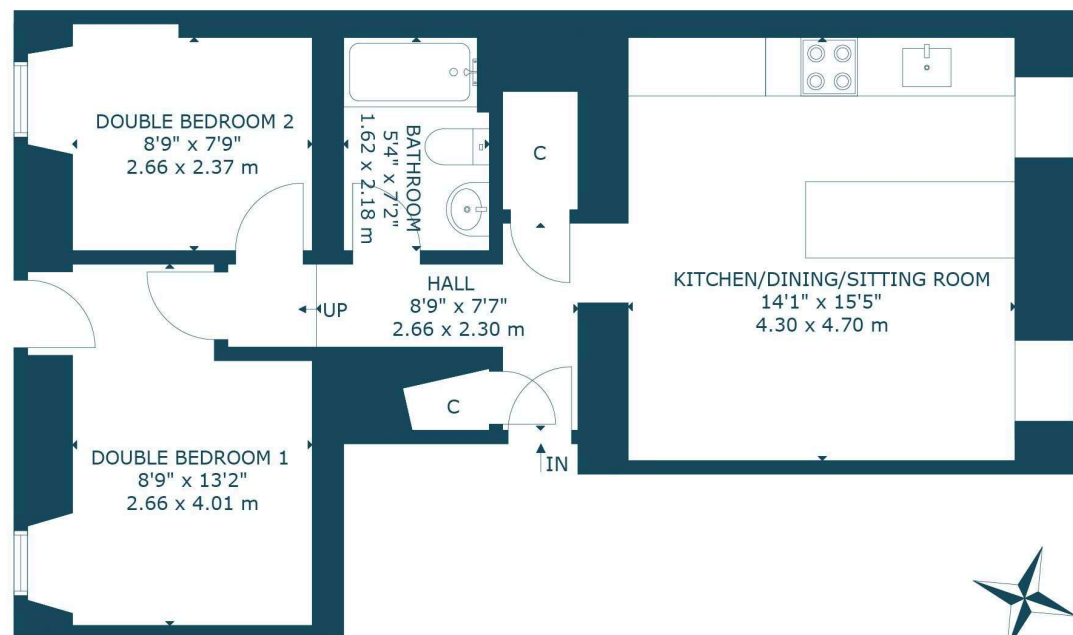
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BASEMENT LEVEL

BF1, 4 GARDNER'S CRESCENT, FOUNTAINBRIDGE, EDINBURGH, EH3 8BZ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.