

COULTERS<sup>®</sup>

PF1, 33 Gardner's Crescent  
Edinburgh  
EH3 8DF



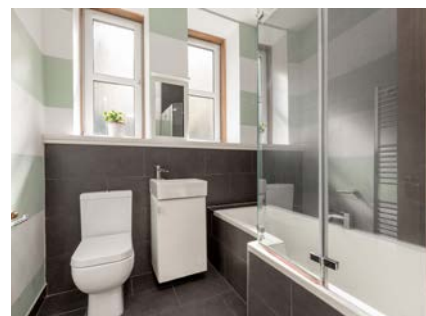
This well presented one bedroom ground floor flat is conveniently located within a quiet cul-de-sac in the Fountainbridge area of Edinburgh. The property is within close walking distance to an excellent variety of local amenities and also benefits from the wonderful communal gardens that run the length of Gardner's Crescent. The property comprises a large bright spacious living/dining area with large window and feature fireplace and original features, a fully fitted kitchen with integrated appliances, a curved hallway with wooden flooring leading to a large double bedroom with fitted wardrobes to the rear of the property overlooking the shared garden and a modern tiled bathroom which has been thoughtfully decorated.



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#### Property Features:

- Large bright living/dining room with feature fireplace and original coving
- Fully fitted kitchen
- Large double bedroom with fitted wardrobes
- Modern fitted bathroom
- Wooden flooring throughout
- Gas central heating
- Double glazing
- Shared garden
- Residential permit parking



#### Extras

All fixtures and fittings and appliances, all furniture, curtains and floor coverings are included in the sale.

## Area

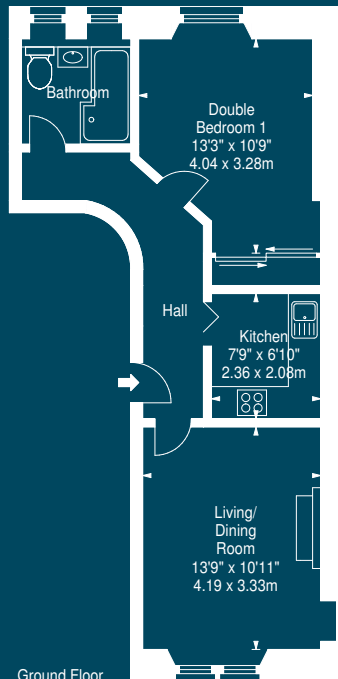
Gardner's Crescent is situated in a convenient location and is within walking distance of the City Centre and has excellent local amenities including Sainsburys local, coffee shops, bars and restaurants on Lothian Road. Fountain Park is also a short distance and has a vue cinema, restaurants and Nuffield Health and Leisure facility great for the fitness enthusiast. Enjoying the outdoors could not be easier with the beautiful walkways on the canal making the perfect escape from the day's hustle and bustle. Haymarket Railway Station is relatively close to the apartment, offering a link to both the east and west towards Glasgow. The property is wonderfully positioned to make use of the many public bus services and conveniently positioned for the Edinburgh motorway network which provides a link to most parts of the city, as well as further afield to northern Scotland and the Borders.

**Gardner's Crescent,  
Edinburgh,  
Midlothian, EH3 8DF**



**SquareFoot**

Approx. Gross Internal Area  
506 Sq Ft - 47.01 Sq M  
For identification only. Not to scale.  
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## WELCOME HOME <sup>©</sup>

+44 (0) 131 603 7333  
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### Terms & Conditions

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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.