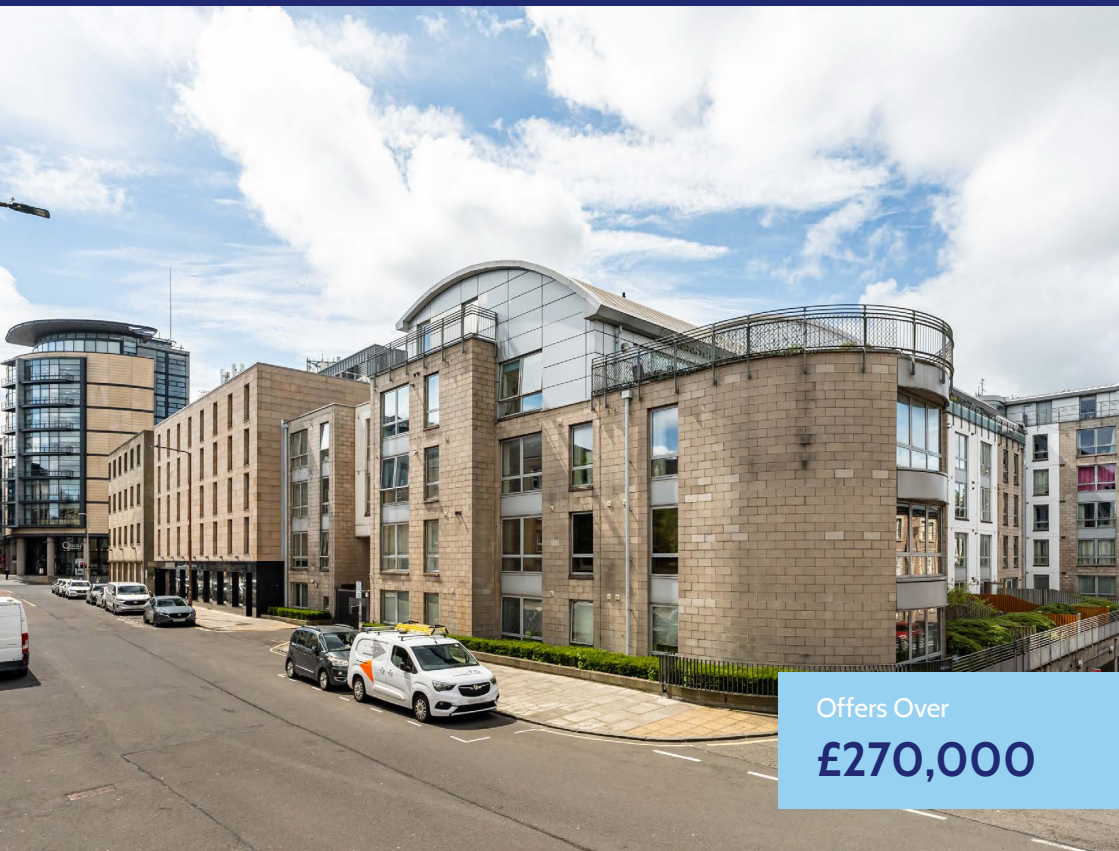




Solicitors & Estate Agents



Offers Over

£270,000

41/10 Gardner's Crescent

Fountainbridge | Edinburgh | EH3 8DG

A stylish and well proportioned second floor apartment, forming part of a popular modern development, and boasting a variety of facilities, including a concierge, lift and underground parking.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Underground parking space
-  Communal gardens
-  EPC rating – B
-  Council tax band - D



Description

An ideal first home, investment, or turn-key bolt hole in the city, the property is in superb move-in condition throughout and enjoys a fantastic central location, close to a wide choice of eateries and bars, as well as frequent tram and rail connections at nearby Haymarket.

The accommodation briefly comprises, an entrance hallway with built-in storage cupboard, spacious and versatile reception/dining room with near floor to ceiling south facing windows, attractive wood flooring and fresh neutral décor. Open plan to a stylish well-equipped kitchen, complete with contrasting worktops/splash back and a selection of built-in modern appliances. A good-sized double bedroom with fitted wardrobes to one wall, and dual access bathroom with striking splash tiling, counter sunk basin with mirror, bath and separate mains shower enclosure.



Extras

All light fittings, floor coverings, fixtures and integrated appliances are included.

Gardens, Parking and Factor

Access to the property grounds is via a secure entry gate. Within the courtyard and communal gardens are a variety of well stocked planted beds, mature trees, lawn and seating spaces. The flat boasts an allocated underground car parking space and on-street metered parking is also available nearby.

The development is factored by Trinity at an approximate monthly cost of £250. This includes the upkeep of the communal areas, car park, lift as well as the concierge and buildings insurance.

Viewing

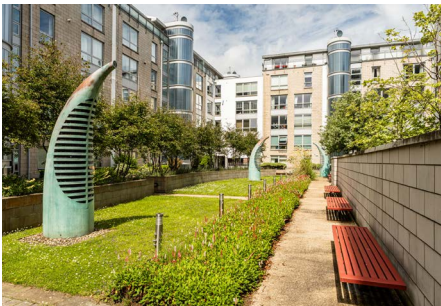
By appointment through Neilsons (0131 625 2222).





Location

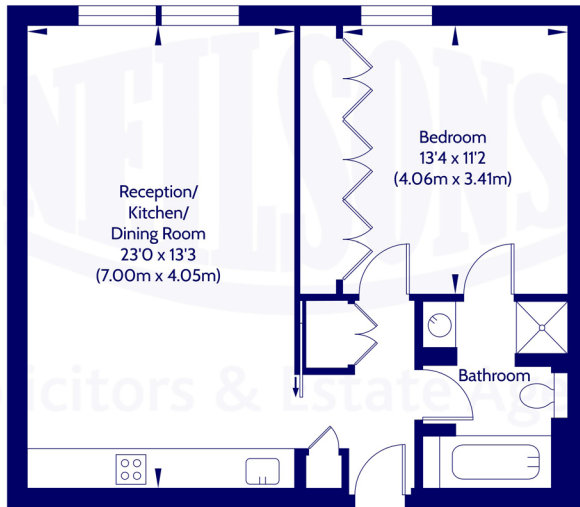
Fountainbridge is located approximately a mile south of Princes Street and within easy walking distance of the West End, New Town and the busy commercial areas of Tollcross and Lothian Road. The district has undergone significant regeneration in recent years and is now regarded as a popular and well-established residential area close to the city centre. Historically associated with brewing and rubber manufacturing, the area retains elements of its industrial past through a mix of traditional tenements, converted warehouse buildings and modern residential developments. A wide range of leisure and entertainment options are available locally, including bars, restaurants and theatres, along with the nearby Fountain Park complex which offers a cinema, bowling alley and gym. The area is also well placed for several universities including the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University. Excellent transport links are available, with regular bus and tram services nearby and Haymarket station providing national rail connections.





Approx. Gross Internal Floor Area 57 Sq M / 618 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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