


COULTERS[®]

41/14 GARDNER'S CRESCENT

FOUNTAINBRIDGE, EDINBURGH, EH3 8DG

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This is an impressive, two bedroom duplex apartment situated on the third and fourth floors of a gated, modern development in a quiet street within Fountainbridge. The development is maintained to an excellent standard and benefits from secure video entry and lift access.

The accommodation is spacious, and being south west facing, the apartment is particularly sunny and warm. Upon entering the property, you are greeted with a full length, open plan kitchen diner and living area which has large windows and glass doors which open out onto the expansive balcony. There is also a handy utility cupboard off the kitchen.

Upstairs, the principle bedroom has two sets of built-in wardrobes as well as it's own luxury en suite with full bath and shower. A further double bedroom sits side-by-side with a fully tiled shower room. There is ample storage available and an additional entrance door can also be found on this level.

KEY FEATURES



Modern apartment in secure development



Two double bedrooms, one with en suite



West facing private terrace



Secure underground allocated parking space



Close to Edinburgh's financial district/city centre



Central location with all amenities reachable on foot



There is gas central heating and double glazing is fitted throughout the property. The property has a sunny, south west facing balcony which offers unobstructed panoramic city views. There is also a large, well-kept communal courtyard. An allocated parking space is securely located within an underground garage with fob access. There is also a large bike store and visitors parking.

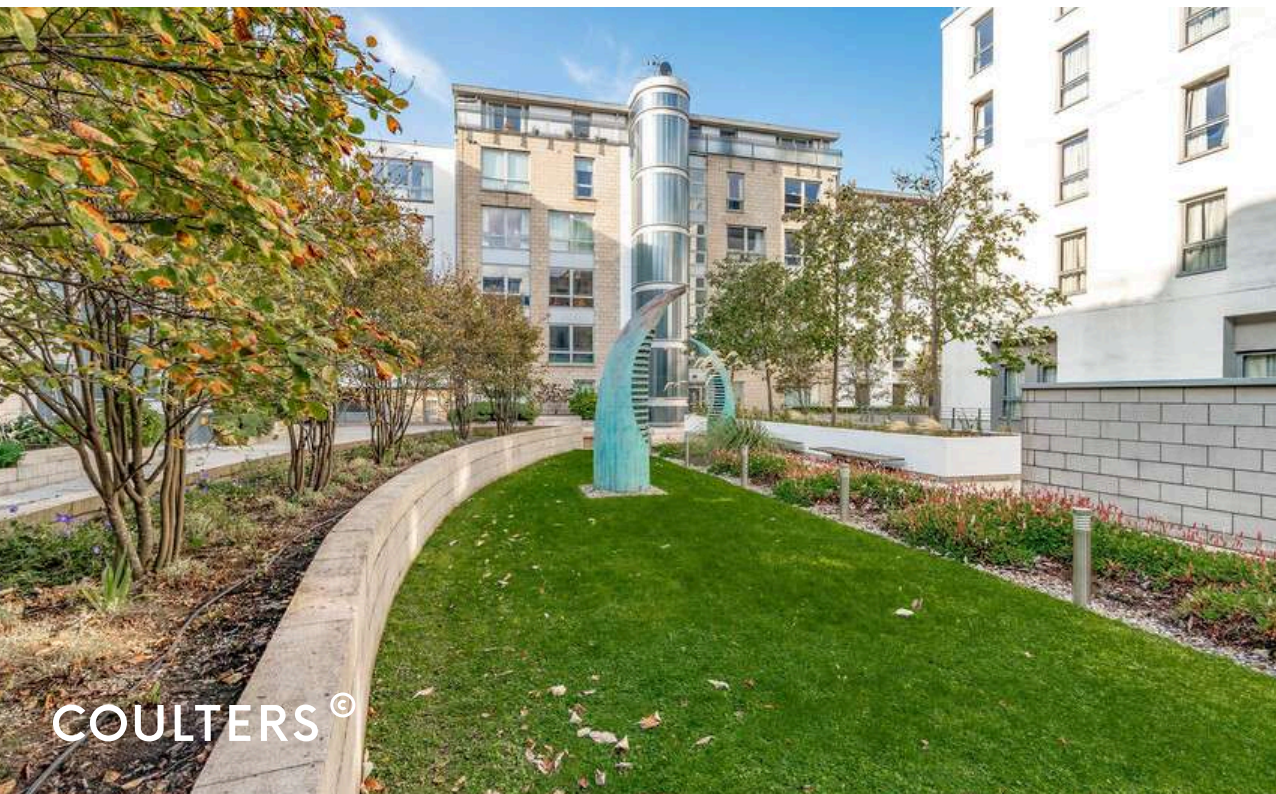
The building is factored by Trinity Factors and the monthly factoring costs are approximately £250 which includes buildings insurance.





THE LOCAL AREA

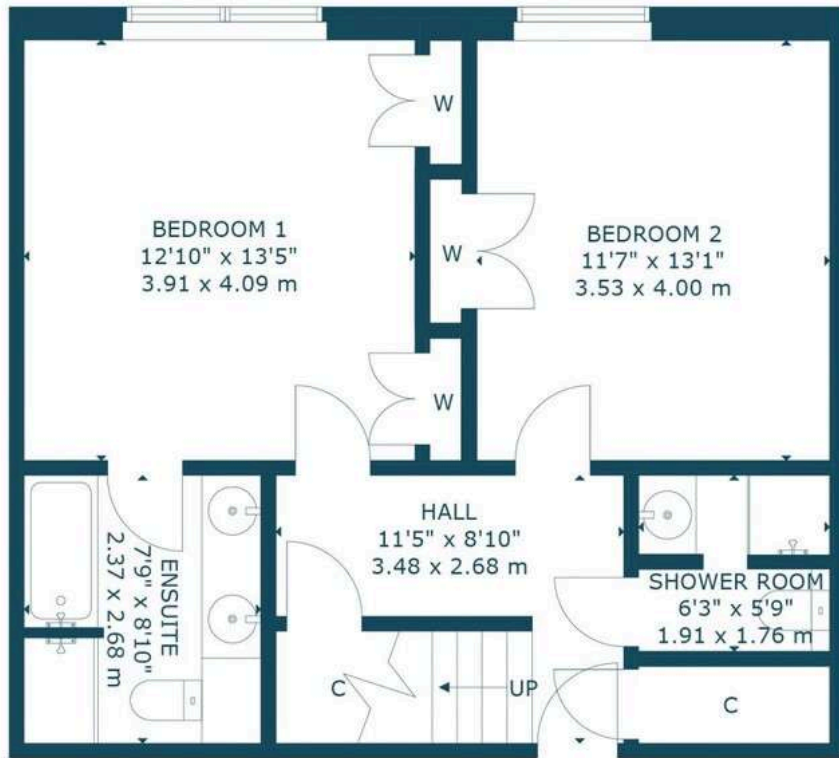
Situated in Fountainbridge, Gardner's Crescent is just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. As you would expect with such a city centre location, there are a wide range of amenities on the doorstep. Fountain Park offers a multi-screen cinema, health club, 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.



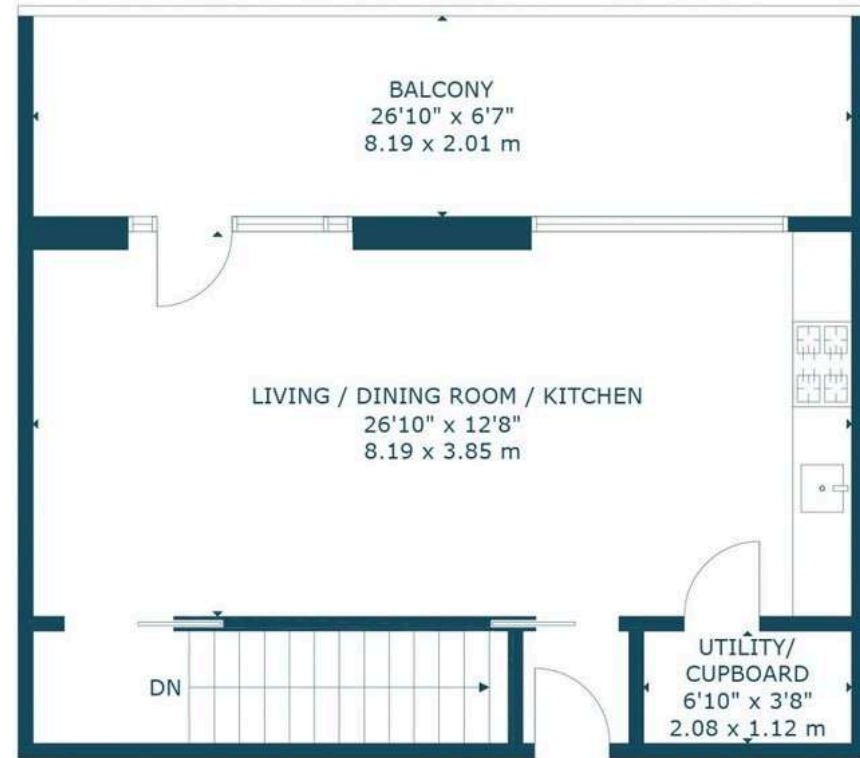
EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price.





THIRD FLOOR



FOURTH FLOOR



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,077 SQ FT / 100 SQ M

BALCONY 172 SQ FT / 16 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.