



GILSON GRAY

LAW • PROPERTY • FINANCE

4 (PF1) GARDNER'S CRESCENT

West End, Edinburgh, EH3 8BZ



Forming part of a handsome, A-listed Georgian tenement building in the city's exclusive West End, within the West End conservation area, this one-bedroom ground-floor flat is well-presented with modern fixtures and fittings, tasteful décor, and lovely period features. The home is sure to appeal to a wealth of buyers, including city professionals, couples, rental investors, and downsizers, and it benefits from enviable close proximity to the city's unrivalled amenities and transport links.

Extras: the living room curtains, a washing machine, and integrated kitchen appliances comprising an oven and hob will be included in the sale. Additional furniture may be available by separate negotiation. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Ground-floor flat in the city's exclusive West End
- Part of an A-listed Georgian tenement building in the West End conservation area
- Secure shared entrance and hall with built-in storage
- Airy southwest-facing living room
- Attractive modern kitchen
- Spacious double bedroom with Edinburgh press, fireplace and leafy outlook
- Contemporary shower room
- Access to Gardner's Crescent Garden
- Controlled on-street parking (Zone 4)



"THE FLAT IS PRESENTED WITH MODERN INTERIORS, TASTEFUL DECOR, AND PERIOD FEATURES."



EPC RATING:

D

COUNCIL TAX BAND:

C

VIEWINGS

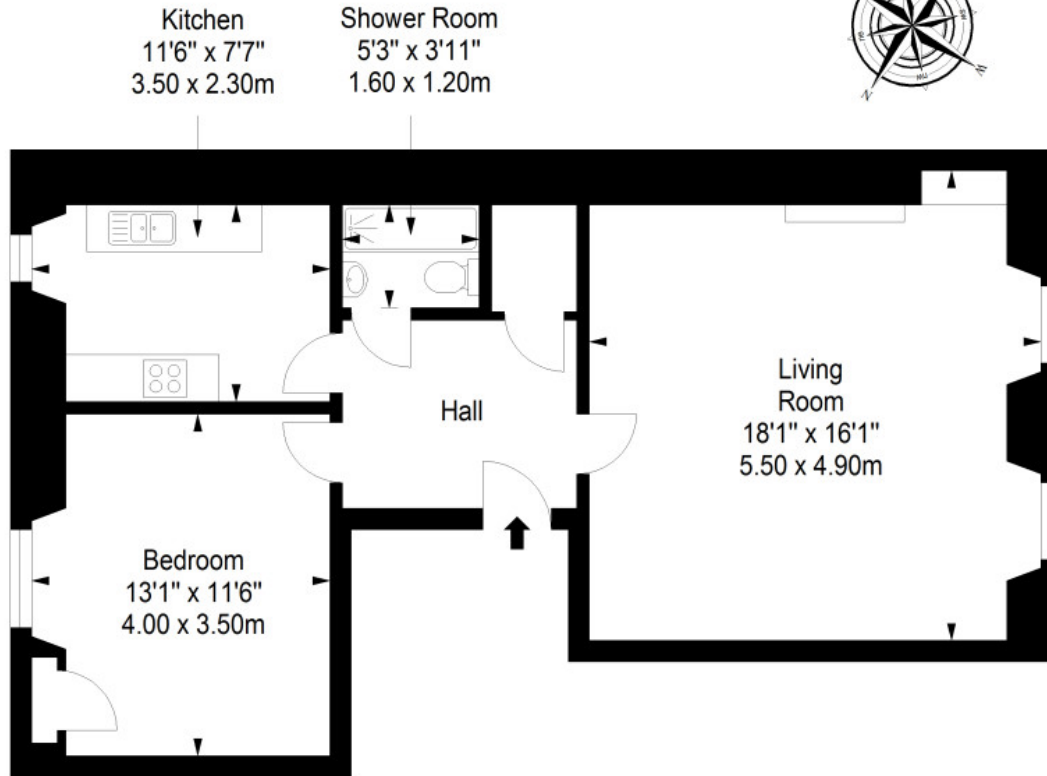
By appointment with Gilson Gray on 0131 516 5366



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Ground Floor

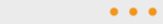
Approx. 58.7 sq. metres (631.8 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 sq. feet)

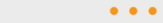
EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



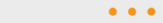
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



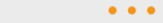
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.