



28 (1f2), Gardner's Crescent, Edinburgh, EH3 8DF

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A must on your viewing list this bright and spacious one bedroom first floor property offers an excellent opportunity to the first time buyer or investor. The property forms part of a traditional tenement building with secure entry system and a shared garden to the rear. The property is conveniently located in the sought after Fountainbridge area of Edinburgh close to many local amenities and transport links, well placed for easy access to the fashionable West End and Haymarket Railway Station. The property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with useful storage facility.
- Open plan living/dining and kitchen.
- Fully equipped kitchen with a range of wall and base units along with integrated appliances, pantry cupboard.
- Double bedroom front facing with ample space for free standing furniture.
- Bathroom comprising WC, wash hand basin, vanity storage, shower cubicle and ladder radiator.
- Electric underfloor heating throughout with the exception of the bathroom.
- Double glazing.
- Communal garden to the rear.
- Permit and metered parking available.



Location

Fountainbridge is located to the South West of Edinburgh City centre and adjacent to the Union Canal basin. Local shopping can be found just around the corner on Dundee Street, whilst Fountain Park is just across the road and houses a Nuffield Health members gym/swimming pool, multi-screen cinema, restaurants and casino. The City centre is within easy reach on foot, as are the transport links of Haymarket Station and the tram and bus links to Edinburgh Airport. There is also easy road access west to connect to the Edinburgh bypass and central Scotland motorway network.

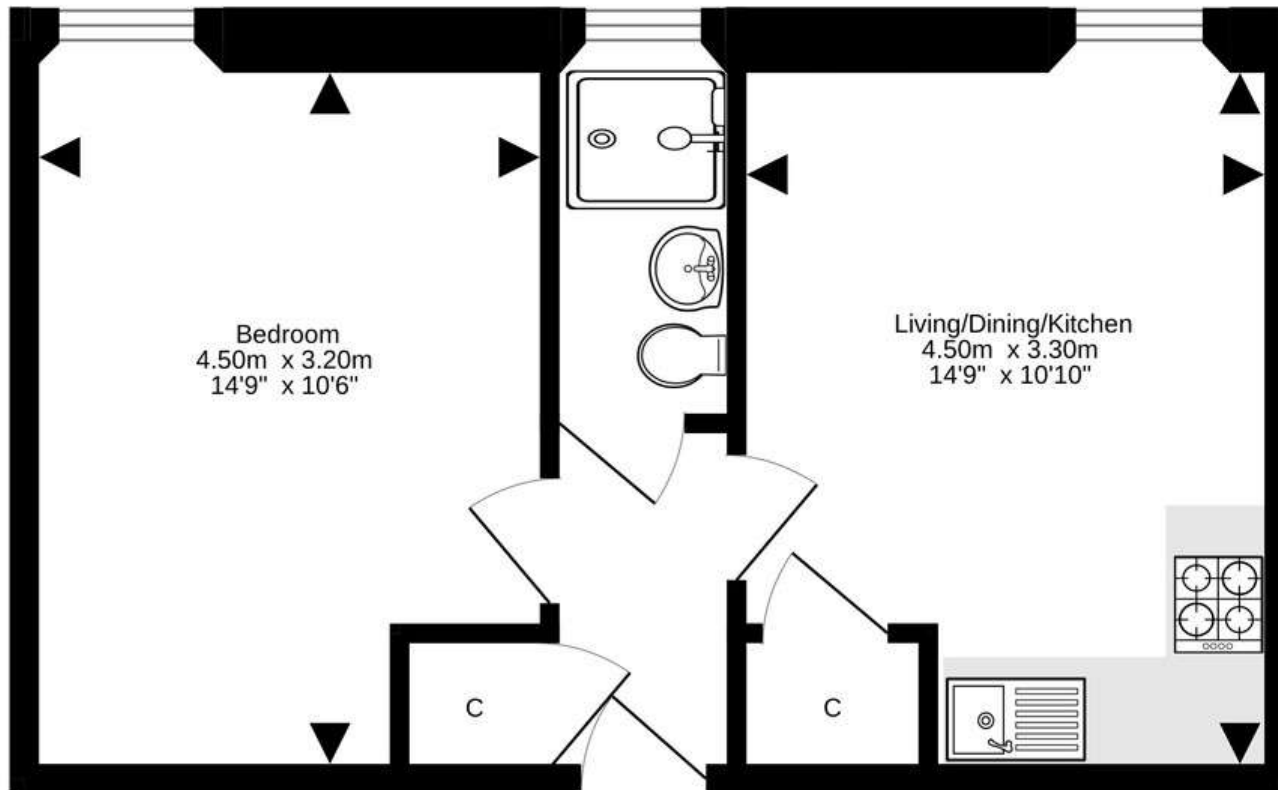
Extras

Included in the sale are the integrated appliances, fixtures & fittings and floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

