

COULTERS[©]

24/6 GARDNERS CRESCENT

FOUNTAINBRIDGE, EDINBURGH, EH3 8DE

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

This well-presented and generously proportioned apartment forms part of an attractive A-Listed classical crescent which dates back to 1826. Situated on the top floor, the flat has a beautifully bright east-west aspect and boasts impressive open views reaching as far as The Forth Bridges. Delightful period features have been retained around the home and include original timber flooring, cornicing, working shutters and paneled doors.



The property comprises: a very spacious sitting room with feature fireplace; modern kitchen/dining room with skylight and traditional clothes drying pulley; two sizeable double bedrooms both with fireplaces; bathroom with shower over the bath; large central hallway with excellent storage and loft access.

KEY FEATURES

-  Traditional top floor flat with impressive views
-  Two generous double bedrooms
-  Shared gardens to the rear
-  On street permit parking available
-  Close to Edinburgh's financial district/city centre
-  Haymarket train station & tram stop nearby





The property is fitted with single glazed sash and case windows and benefits from gas central heating operated by a modern boiler fitted just last year. There is a secure entry system for access into the building.

A well-kept communal garden is situated to the rear of the property whilst there is also the beautiful public gardens on Gardner's Crescent which offer a pleasant place to sit and enjoy the sun.





THE LOCAL AREA

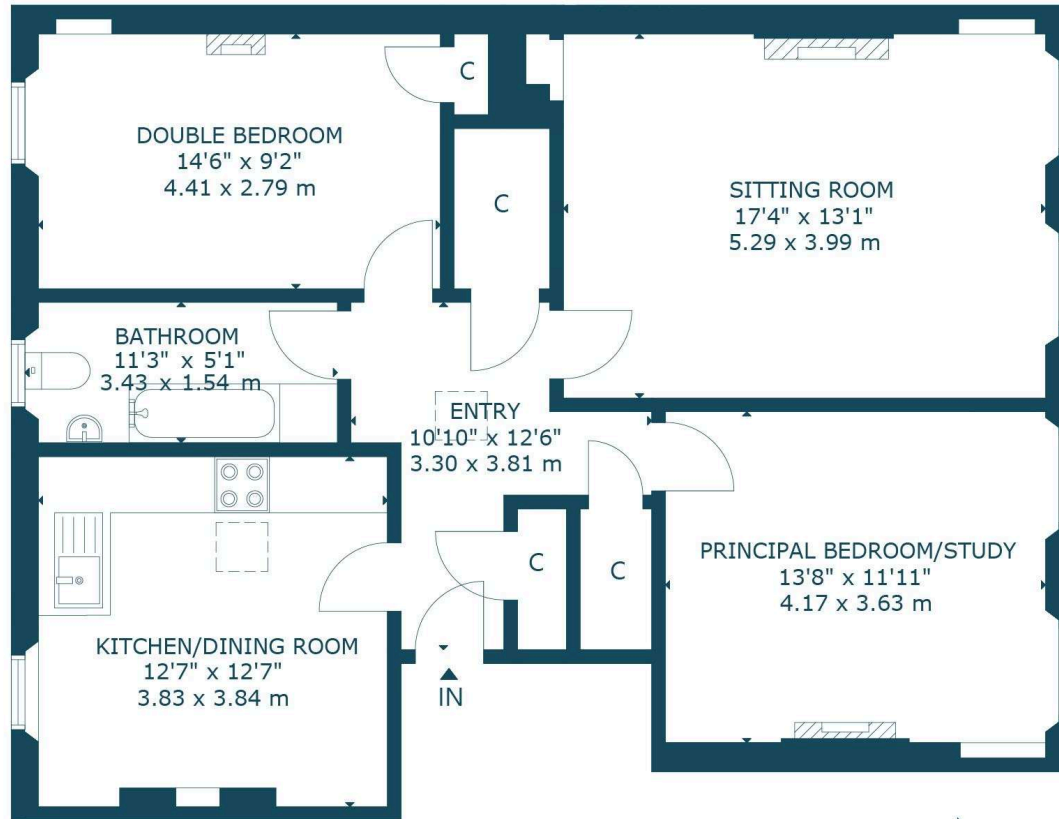
Situated in Fountainbridge, Gardner's Crescent is just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. As you would expect with such a city centre location, there are a wide range of amenities on the doorstep. Fountain Park offers a multi-screen cinema, health club,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

EXTRAS

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







THIRD FLOOR



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 909 SQ FT / 84 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.