



33 4f2 Gardner's Crescent, EDINBURGH, EH3 8DF



Welcome

Welcome to Gardner's Crescent, a must on your viewing list this bright and spacious one bedroom top floor flat 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.
- Living/dining room front facing.
- Dining kitchen equipped with wall and base units and integrated appliances.
- Rear facing double bedroom.
- Separate WC and wash hand basin., shaver socket in the mirror
- Shower room with bluetooth speaker
- Gas central heating.
- Double glazing.
- Shared rear garden.
- Residents permit parking with further metered parking available.
- Bike racks available on ground floor for residents to use





Fountainbridge

Fountainbridge is located to the Southwest 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 kitchen appliances, fixtures & fittings and blinds where fitted. The tenement is factored by Ross & Liddell with an approximate annual fee of £450 which does not include buildings insurance. Includes stair cleaning and communal garden maintenance and upkeep. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith
EH22 1JB

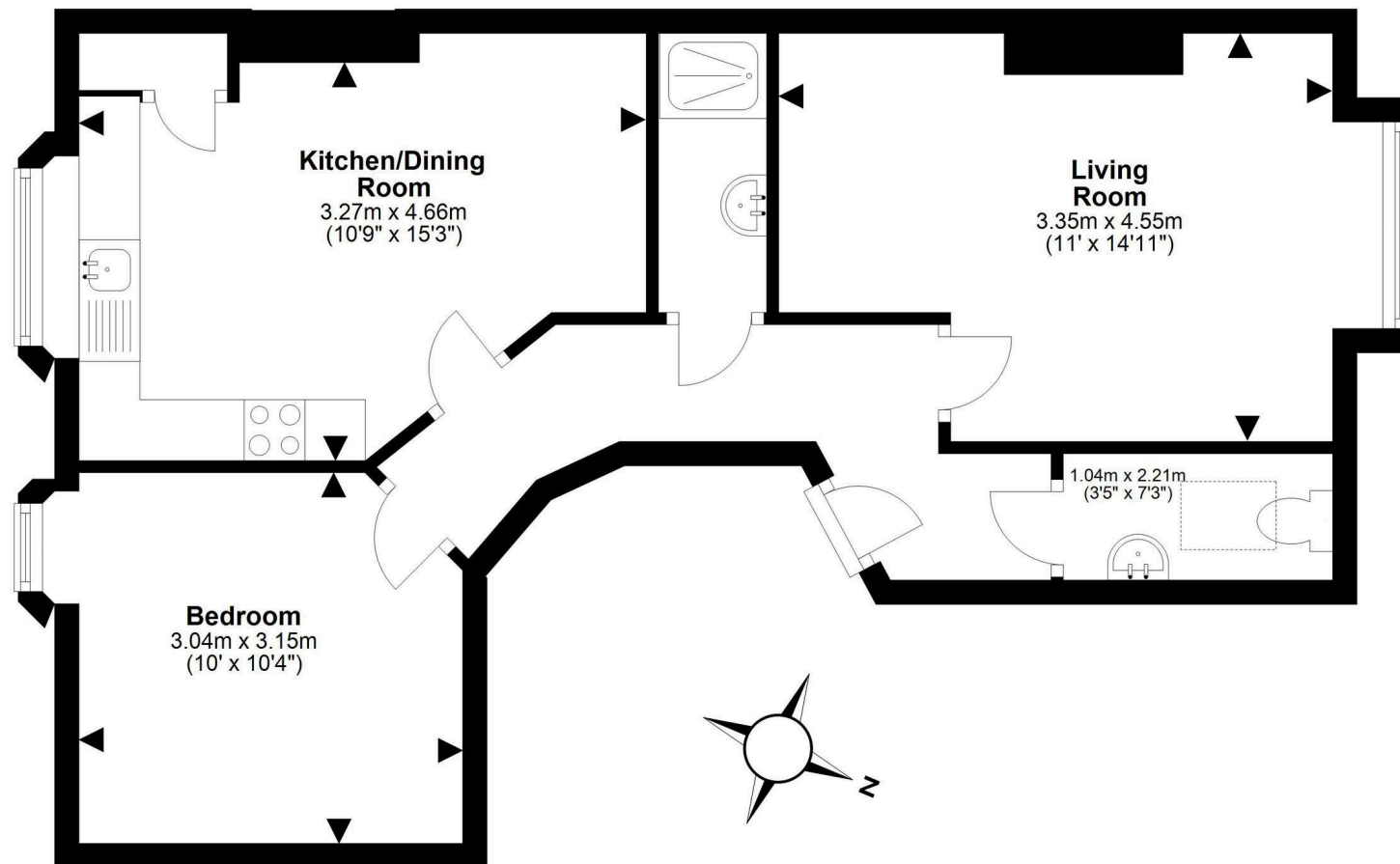
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.