



31/6 GARDNER'S CRESCENT

Fountainbridge, Edinburgh, EH3 8DF



1

Public Room



2

Bedrooms



1

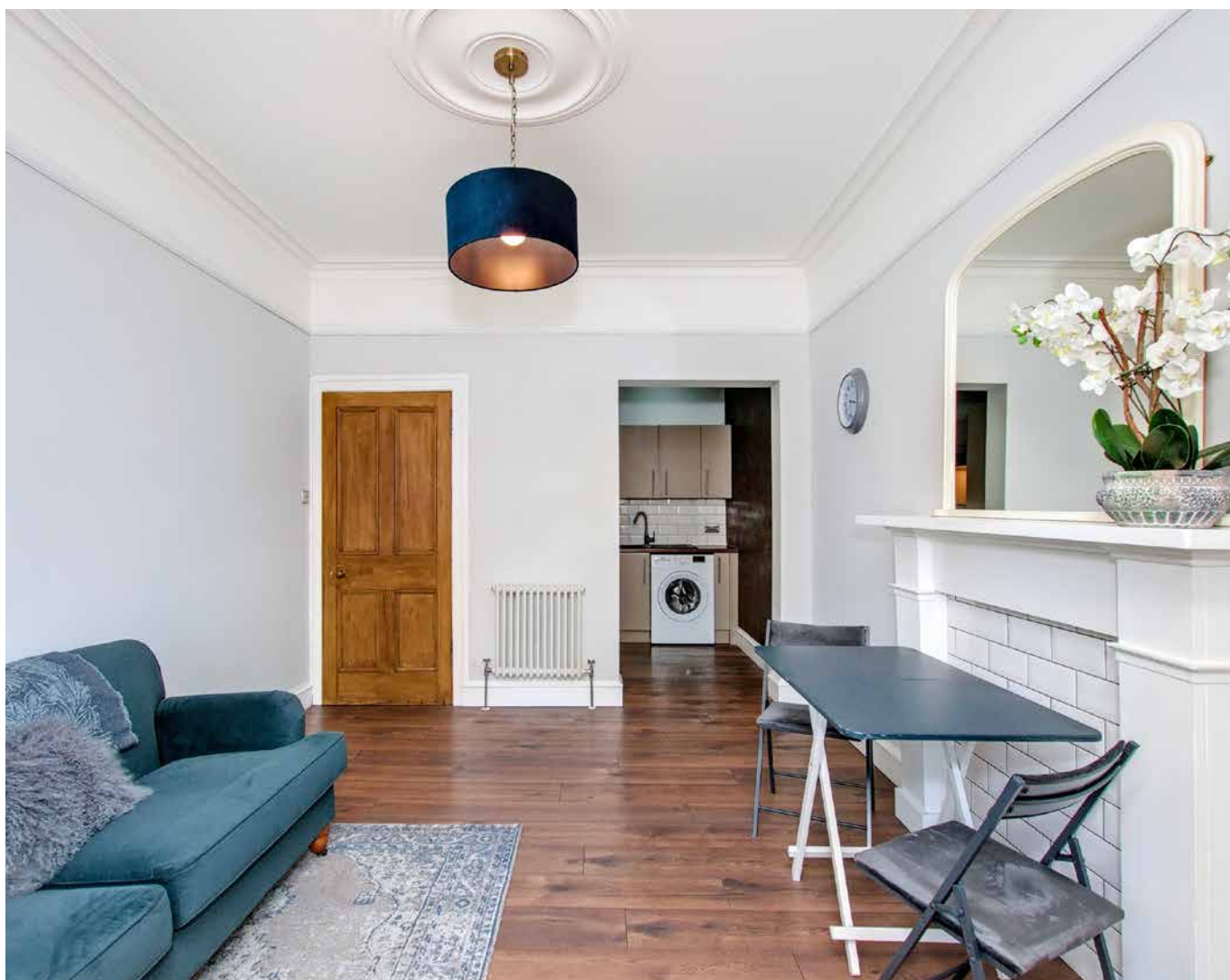
Bathroom



31/6 GARDNER'S CRESCENT

Set on the third floor of a handsome, traditional tenement building in the city's Fountainbridge area, this well-proportioned flat has been tastefully modernised and retains a wealth of period features, enhanced by attractive, contemporary décor. The two-bedroom home has a semi open-plan living area and enjoys access to a shared garden.

The immediate area is home to excellent amenities, with shops for everyday essentials, schools at primary and secondary levels (the state catchment schools are within easy walking distance), Fountain Park, which offers fitness and leisure facilities, several bars and eateries, and is a 10-minute stroll away, transport links, including Haymarket which is walkable in 10 minutes, and the cherished green spaces of The Meadows and Bruntsfield Links.







EPC
RATING



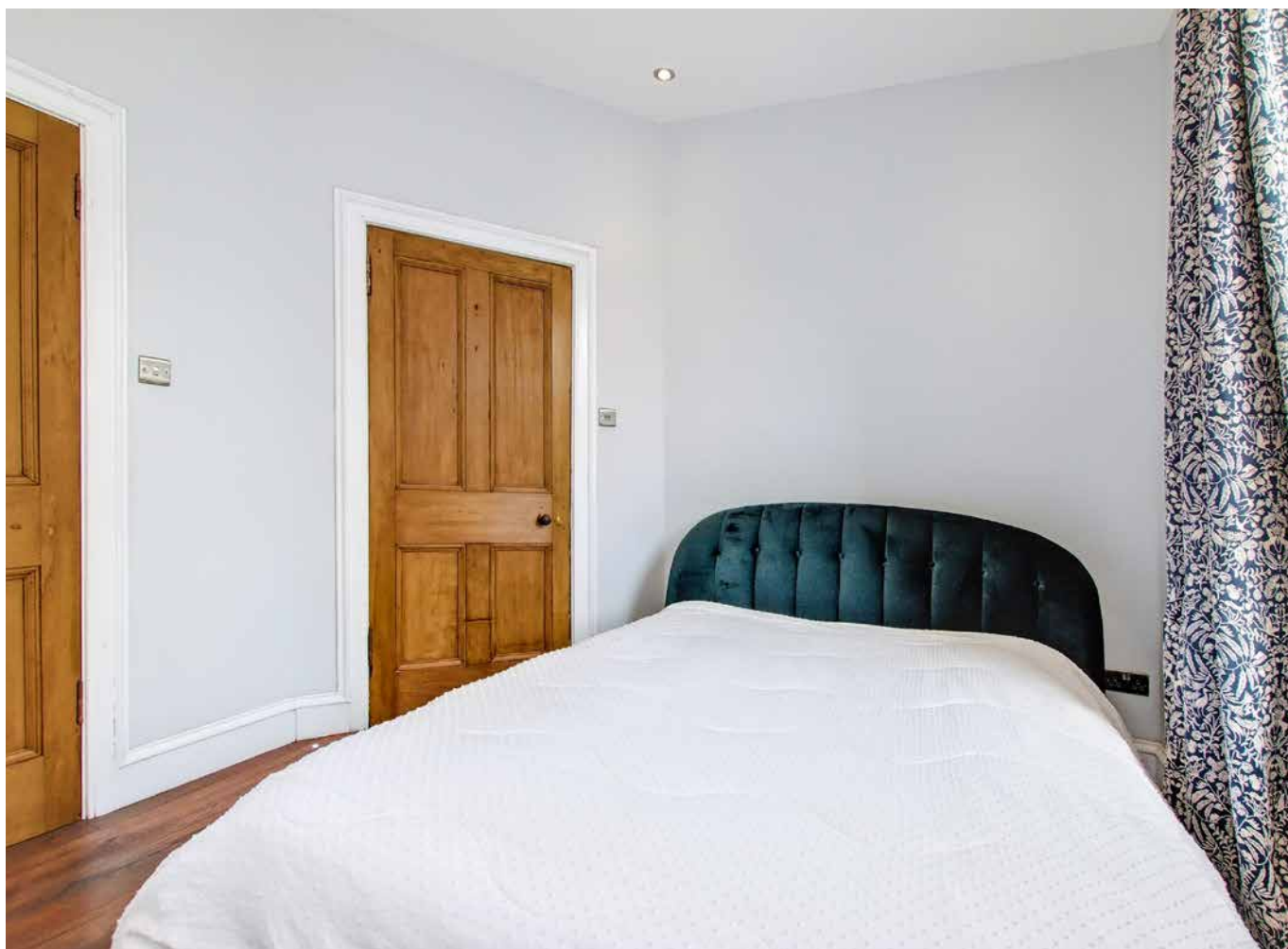
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

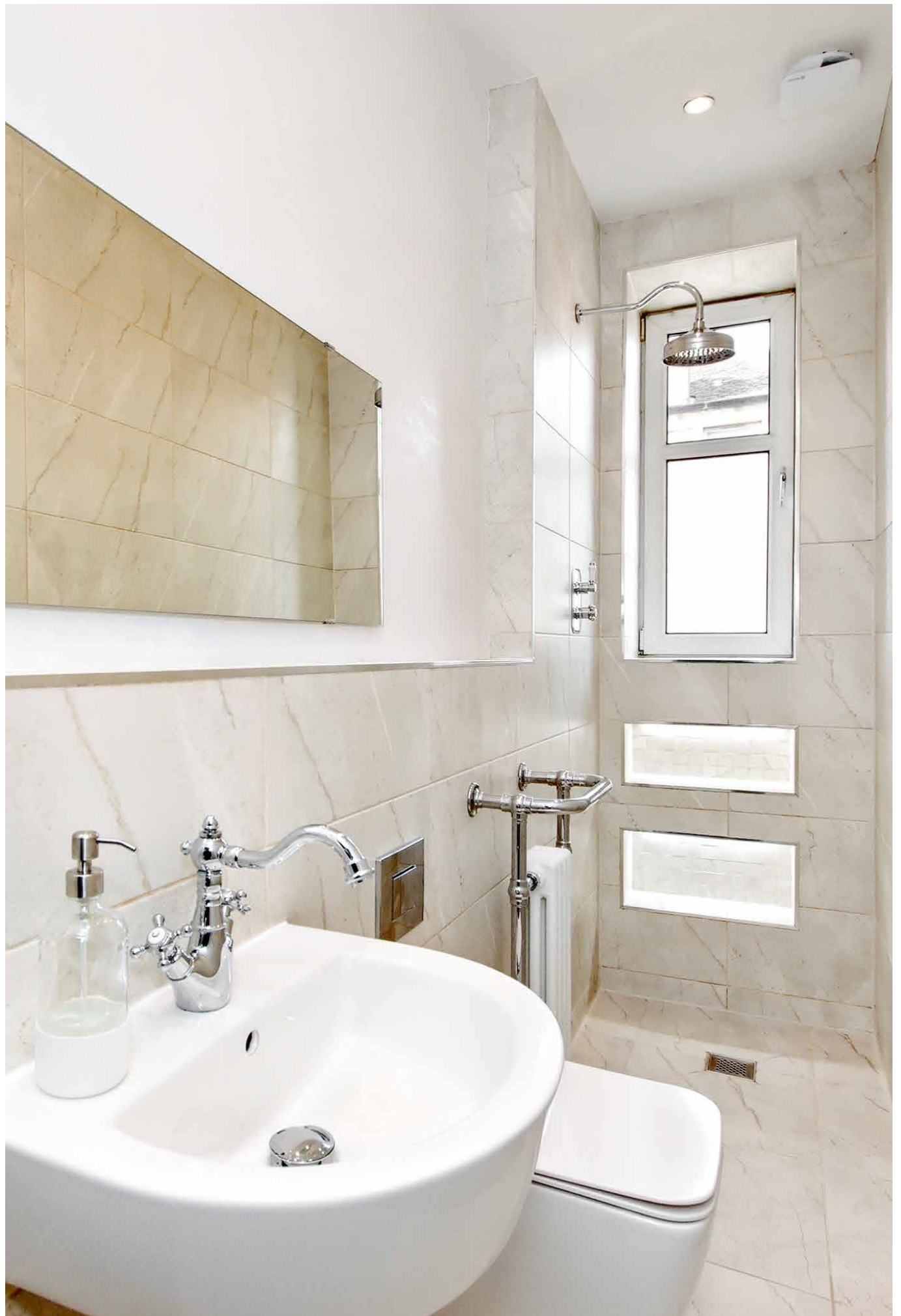
Features

- Traditional third-floor flat in Fountainbridge
- Stylish, contemporary interiors
- Secure shared entrance and stairwell
- Welcoming hall with built-in storage
- Elegant living room with period features
- Modern, well-appointed kitchen
- Two good-sized double bedrooms (one with a large built-in wardrobe)
- Contemporary wet room with rainfall shower
- Access to a shared garden
- Controlled on-street parking (Zone 4)



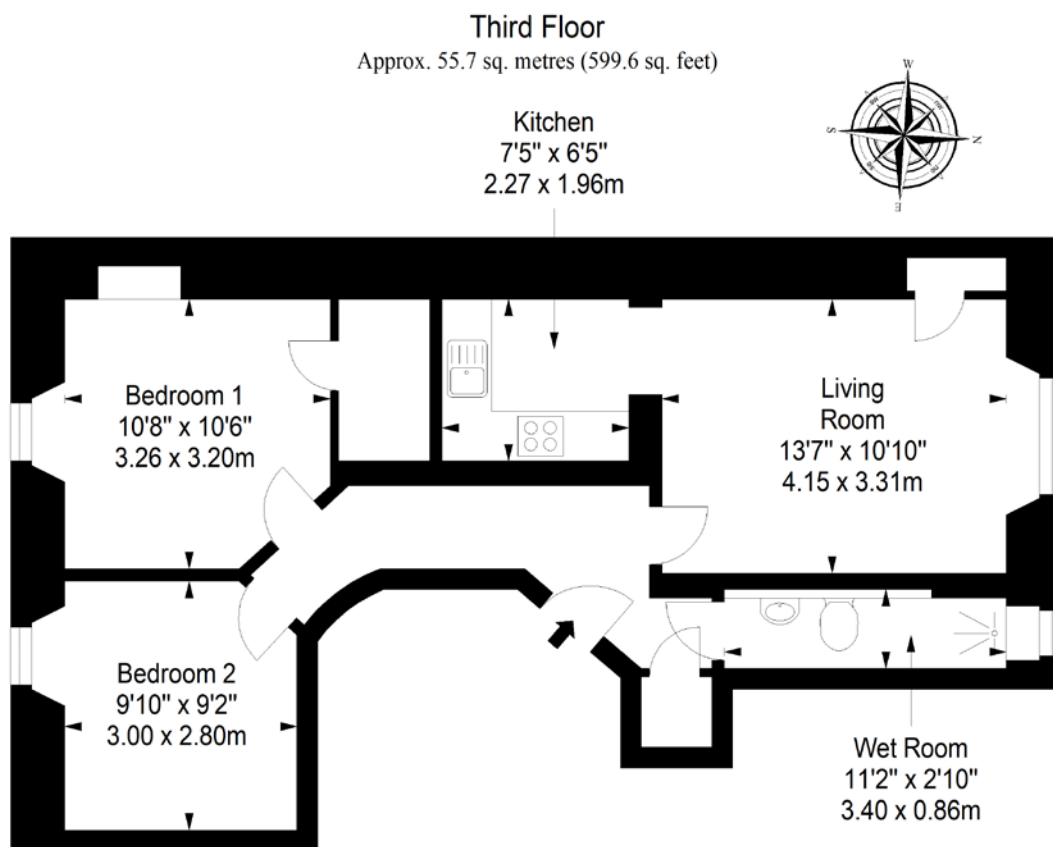


Extras: Integrated kitchen appliances comprising an oven, hob, extractor fan, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FOUNTAINBRIDGE

Less than a mile west of Princes Street, and within easy walking distance of the desirable West End and the New Town, as well as the bustling business and finance quarter of Tollcross and Lothian Road, Fountainbridge has undergone significant regeneration and redevelopment since 2011 to become one of the most fashionable residential districts in the capital. Fountainbridge has a proud industrial heritage ranging from rubber manufacturing to brewing, much of which has been sympathetically retained in its traditional tenements and luxury loft-style apartment complexes. Residents of Fountainbridge are spoiled for choice when it comes to leisure and nightlife, with fantastic bars, restaurants, clubs and theatres right on their doorstep. These are supplemented with a multi-screen cinema, a bowling alley and a gym at Fountain Park. Fountainbridge is within the catchment area for excellent public schools and is also well-placed for a choice of independent childcare and schooling options. The area is also popular with students owing to its proximity to the University of Edinburgh, Heriot-Watt University and Edinburgh Napier University. While Fountainbridge provides the perfect base for navigating the city on foot or by bike, the area is also served by fantastic public transport including an extensive bus and tram network, the nearest tram stop being at Haymarket station, which also offers fantastic national rail links.



Total area: approx. 55.7 sq. metres (599.6 sq. feet)

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