

COULTERS[©]

40/6 GARDNER'S CRESCENT

FOUNTAINBRIDGE, EDINBURGH, EH3 8DG

 2 BED

 2 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This is an impressive, two-bedroom apartment situated on the first floor of a gated, modern development in a quiet street within Fountainbridge. The development is maintained to an excellent standard and benefits from secure video entry and lift access.

The accommodation is spacious and comprises of a welcoming hallway with plenty of storage space including a utility cupboard, large open plan kitchen diner and living area with floor to ceiling windows and glass doors which open out onto the balcony.

The principal bedroom has 3 built-in wardrobes as well as it's own luxury en-suite with full bath and shower. A further double bedroom sits side-by-side with built in double wardrobes. A master bathroom with bath and over head shower completes the accommodation.

KEY FEATURES



Modern apartment within a secure development.



Two double bedrooms, one with an en-suite.



Generous private terrace.



Secure underground allocated parking space.



Close to Edinburgh's financial district/city centre.



Central location with all amenities reachable on foot.



There is gas central heating and double glazing is fitted throughout the property. The property has a private and a large, well-kept communal courtyard.

An allocated parking space is securely located within an underground garage with fob access. There is also a large bike store and visitors parking.

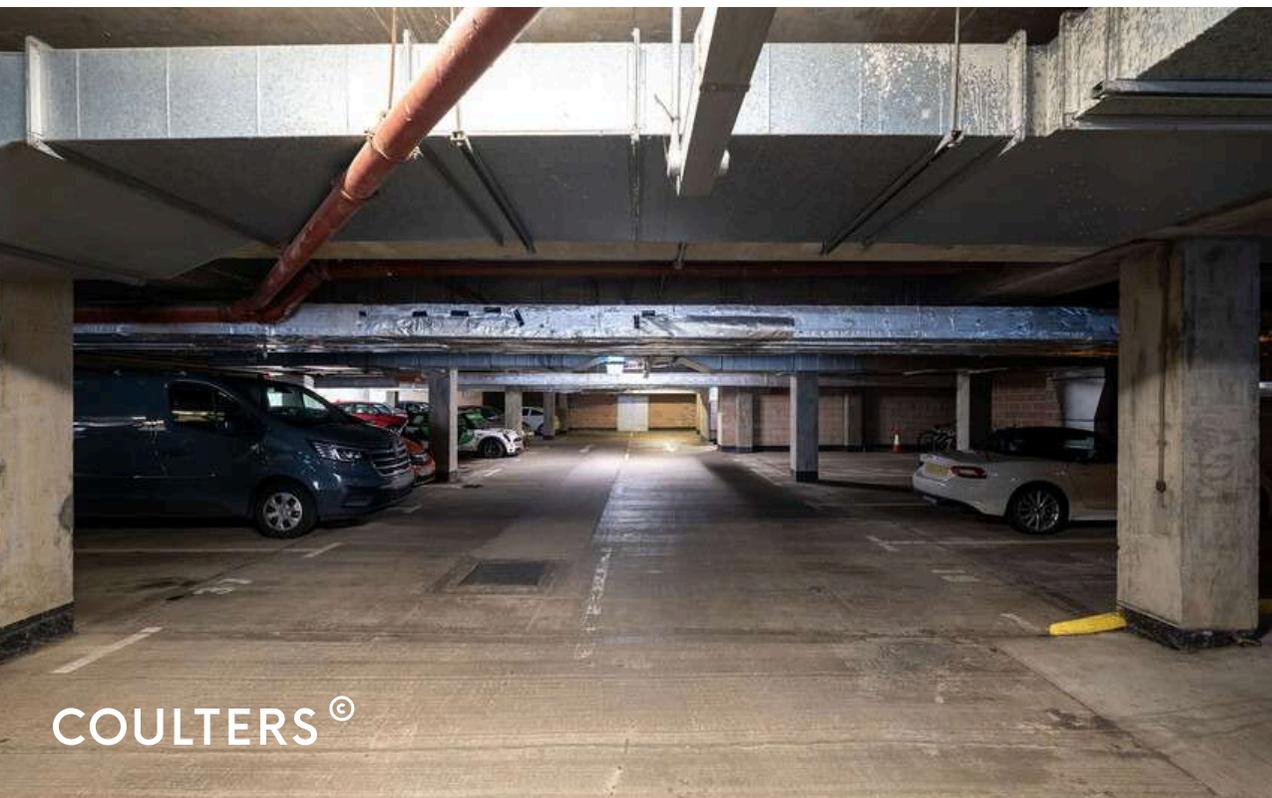
The building is factored by Trinity Factors and the monthly factoring costs are approximately £250 which includes buildings insurance.





THE LOCAL AREA

Situated just minutes from Haymarket, the financial district, and Edinburgh's prestigious West End. 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.

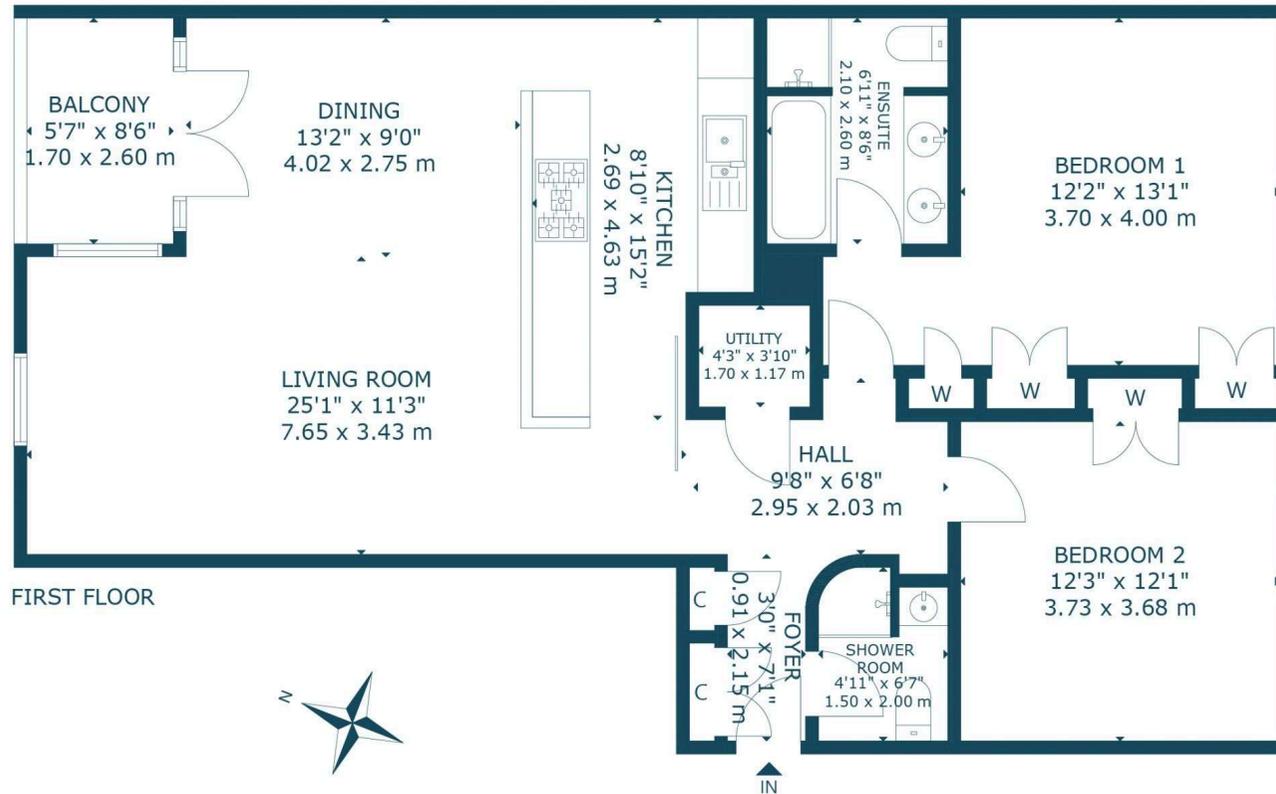


Well, regarded schooling includes Dalry Primary School and Tynecastle High School. Many of Edinburgh's finest private schools including George Heriot's School are within easy reach. Haymarket Railway Station and the Edinburgh Airport Tram Link are a little over five minutes' walk and regular bus services from Morrison Crescent take you into the city centre in five minutes. There is easy access to the City Bypass.

EXTRAS

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





40/6 GARDNER'S CRESCENT, FOUNTAINBRIDGE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,086 SQ FT / 101 SQ M
 BALCONY 48 SQ FT / 4 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.