

43/8 Gardners Crescent

Fountainbridge, EH3 8DG



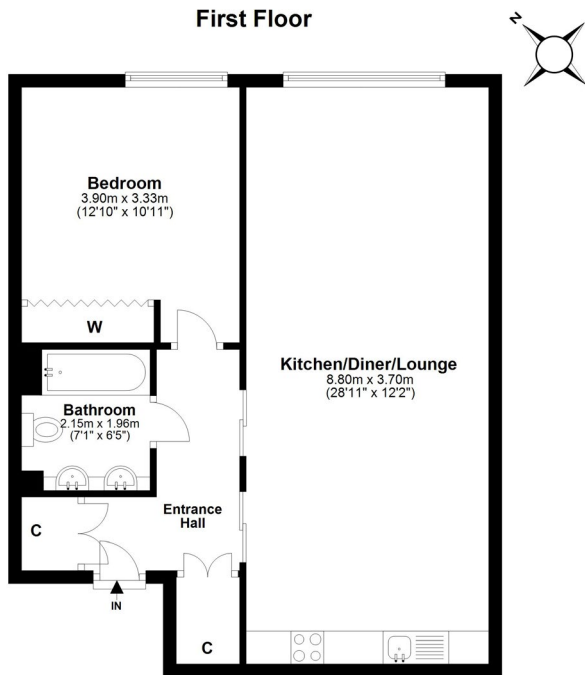
An exclusive, modern executive 1 bedroom first floor flat in a private gated development in the City.

Description

An exclusive 1 bedroom apartment situated within a secure and sought after modern development in a superbly central, yet surprisingly peaceful location. This fantastic apartment offers a light and airy open plan reception space; a spacious open plan kitchen/living/dining room, a bright bedroom with built in wardrobes, a modern bathroom and a wide hallway containing plenty storage cupboards. The apartment is accessible via lift and the development offers concierge service, secure entry fob system, secured underground parking space and shared landscaped gardens.

Location

The property is located in a prime location straddling Fountainbridge and the West End. It is brilliantly located close to Financial District offices around Morrison Street with Haymarket rail station close by with Tram stop providing regular public transport in and around the city. Tollcross and Bruntsfield are a very short walk away. There is easy access to the open spaces of the Meadows and Bruntsfield links while the Union Canal walkway and cycle path is literally on the doorstep. There's a Tesco Metro across the road and a leisure complex with gym at nearby Fountainbridge.



Garden

Gated, shared landscaped.

Parking

Private secured underground parking.

Fixtures and Fittings

All fitted carpets and floor coverings, curtains, blinds, light fittings, and kitchen appliances (oven, hob, extractor hood, dishwasher, fridge/freezer and washer/dryer) are included in the sale price.

Services

The property is heated by gas central heating.

Management

The development is factored by Trinity factors and has concierge service.

EPC Rating B

Total Floor Area

59.4 sqm (638.9 sqft)

Market Valuation

£250,000

Home Report

The condition of the property is available in the Home Report available for download from our website:

www.umeqa.co.uk/blog/43-8-gardners-crescent

3-D Virtual Viewing

[Click here for a 3D virtual tour of the property](#)

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans 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 and no warranty is given as to their compliance with Regulations.



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