

18/2 Gardner's Crescent

EDINBURGH, EH3 8DE



*Two bedroom flat in Haymarket in excellent condition
with some truly standout features*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Haymarket. The property is in walk-in condition providing an excellent home or a lucrative investment opportunity.

Nestled within the picturesque Gardner's Crescent in the heart of Edinburgh, this delightful two-bedroom flat offers a perfect blend of classic elegance and modern comforts. With its high ceilings, intricate cornicing, and unique features, this property exudes timeless charm and provides a truly enchanting living experience.

THE LIVING ROOM



Upon entering this inviting flat, you'll be greeted by the spacious living room, where an exposed stone wall takes centre stage, creating a striking focal point. The room boasts an irresistible ambience, complemented by the warmth and cosiness of a wood-burning stove. Whether you're entertaining guests or simply relaxing with a book, this space offers a tranquil retreat from the bustling city outside.

THE KITCHEN



The generously proportioned kitchen is a culinary haven, providing ample room for cooking and dining. Its expansive layout allows for comfortable meal preparation, while the sleek, modern appliances and abundant storage space make everyday living effortless. Whether you're an aspiring chef or simply enjoy hosting dinner parties, this well-appointed kitchen is sure to meet your needs.

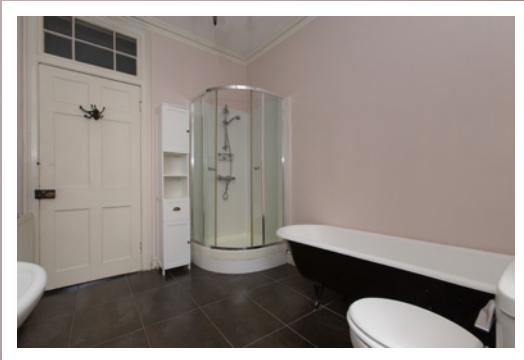




The flat comprises two double bedrooms, each offering a peaceful sanctuary for rest and relaxation. The ample space ensures comfort and privacy, allowing you to unwind and recharge after a long day. With their elegant design and natural light streaming through the large windows, these bedrooms create an inviting atmosphere.

A highlight of this property is the spacious bathroom, which boasts a generous layout and a tranquil ambience. Featuring modern fixtures and fittings, including a luxurious bathtub and a separate shower, it offers the perfect place to indulge in a rejuvenating soak or a refreshing shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2

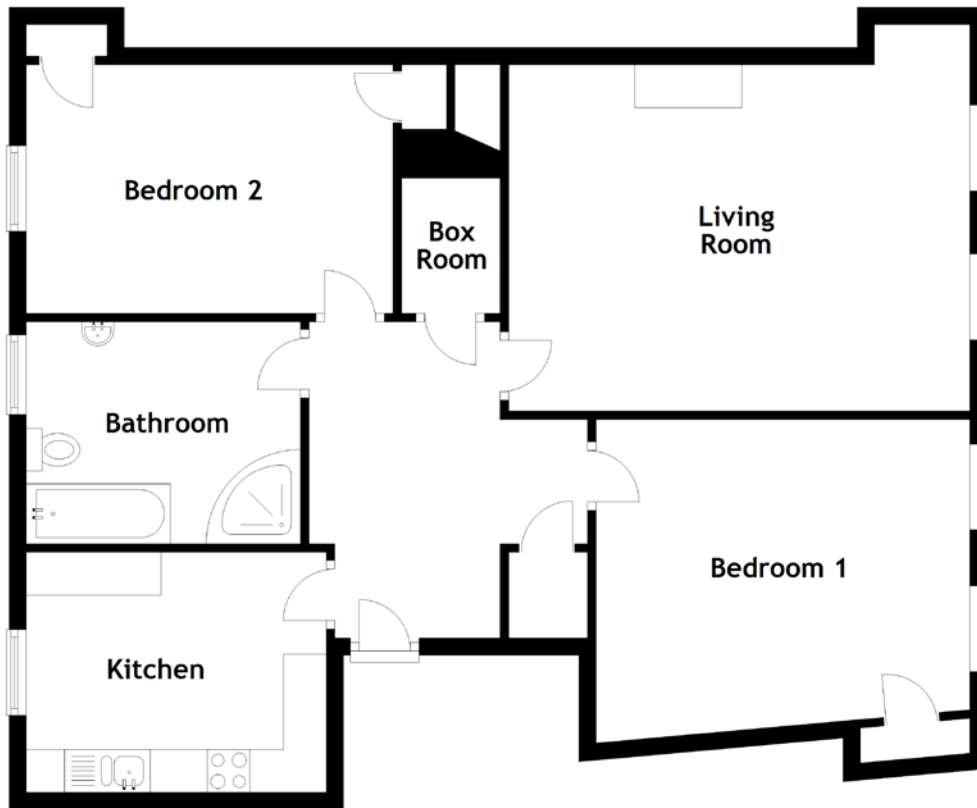


This is a rare opportunity to acquire a central in a fantastic location.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

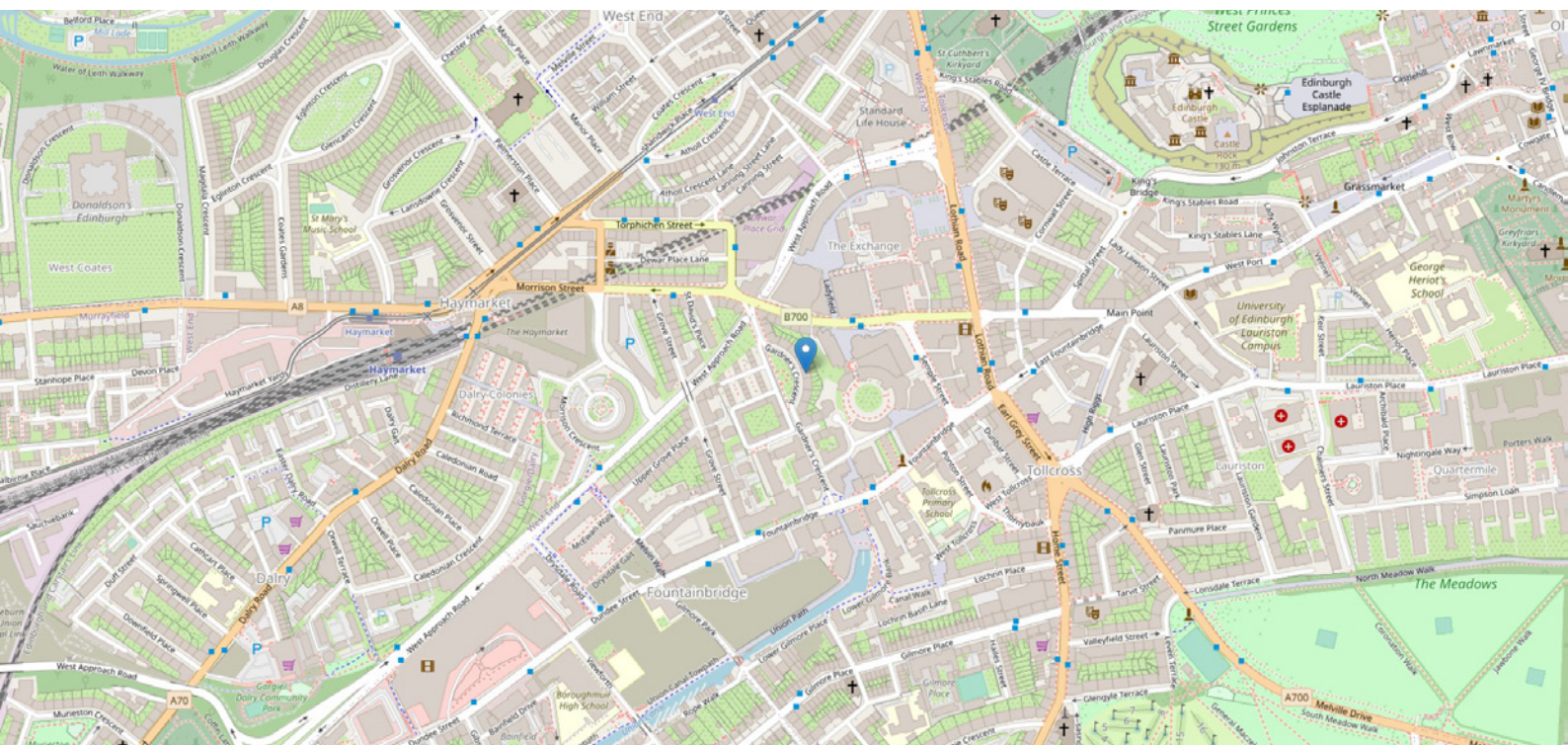


Approximate Dimensions
(Taken from the widest point)

Living Room 5.38m (17'8") x 4.04m (13'3")
Kitchen 3.50m (11'6") x 2.80m (9'2")
Bedroom 1 4.36m (14'4") x 3.78m (12'5")

Bedroom 2 4.28m (14'1") x 2.90m (9'6")
Bathroom 3.20m (10'6") x 2.59m (8'6")
Box Room 1.77m (5'10") x 1.15m (3'9")

Gross internal floor area (m²): 90m²
EPC Rating: D



THE LOCATION

This property is located in the Haymarket area, which forms the south boundary of the famous New Town. Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens offers some of Edinburgh's most specialised shops. The two magnificent squares, St Andrew Square and Charlotte Square are linked by the prestigious George Street and along with Queen Street are home to Edinburgh's business world.





In and around the city centre and especially at the West End, there is an endless variety of restaurants and bars with every possible taste in food catered for. Its hotels, theatres and cinemas are within easy reach and are at most a five-minute taxi drive away. Art galleries and places of historic interest are all within easy reach. The property is also conveniently placed for the Edinburgh International Conference centre and Edinburgh's new financial district.

There are several small shops close to the property, whilst at Haymarket itself and Dalry Road, which is only a short distance away, are all manner of shops providing virtually every daily requirement. This area is also well-served for banking, building society and post office services. If these prove to be insufficient, it is a simple matter for the energetic to walk into the West End of Princes Street.

There is a wide variety of bus services travelling through the area and as Haymarket is a crossing point for all of these services, it is a simple matter to travel to any part of the city. There is also a British Rail Station at Haymarket, where there are train services to places throughout Scotland. There is no doubt that the biggest addition to the area, in living memory, is the new tram service which is available only a stone's throw from this property. This provides commuters with a fast and efficient service into the City Centre, Edinburgh Airport and surrounding areas.



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