

39/9 Gardner's Crescent

FOUNTAINBRIDGE, EDINBURGH, EH3 8DG



This spacious, two-bedroom, second-floor, modern apartment is ideally located in Fountainbridge



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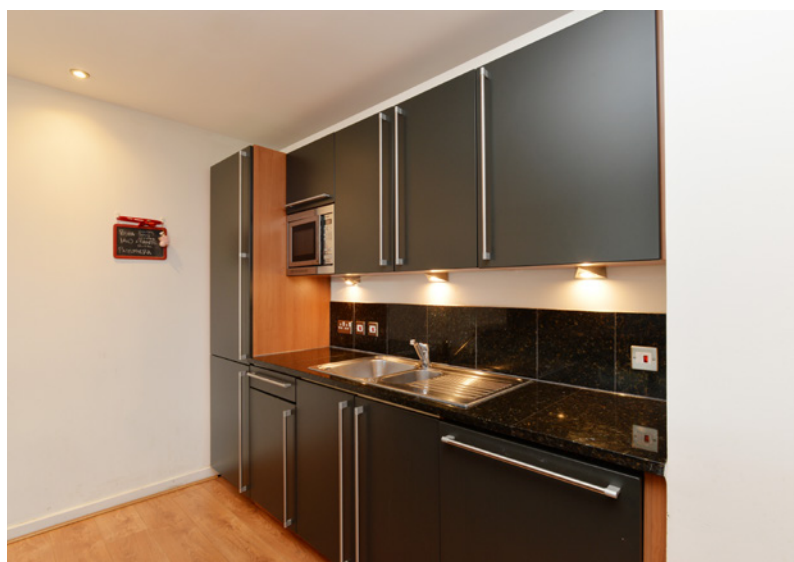


McEwan Fraser is delighted to present this spacious, two-bedroom, second-floor, modern apartment to the market. The property is ideally located in Fountainbridge with easy access to the full range of amenities on offer in Edinburgh city centre. The property boasts a balcony, underground parking, gas central heating, double glazing, and is presented to the market in excellent condition.

LOUNGE/KITCHEN/DINER



The internal accommodation is comprised of an entrance hallway, with a vertical radiator and integrated storage, a bright and open plan lounge/kitchen/diner, benefiting from an integrated 5 gas hob/oven, extractor hood, fridge/freezer, dishwasher, microwave, spice rack, under-unit lighting, two vertical radiators and access to the sunny west facing balcony.



THE BALCONY





There is a spacious master bedroom with a large floor-to-ceiling window, two double built-in wardrobes, a single built-in wardrobe, and a fully tiled en-suite bathroom with dual sinks, a bath, and a separate shower. The second double bedroom also has a floor-to-ceiling window and a double built-in wardrobe. Accommodation is completed by a three-piece, fully tiled, bathroom benefiting from a corner shower cubicle, heated towel rail, and an extractor fan.

THE SHOWER ROOM



THE MASTER BEDROOM



BEDROOM 2

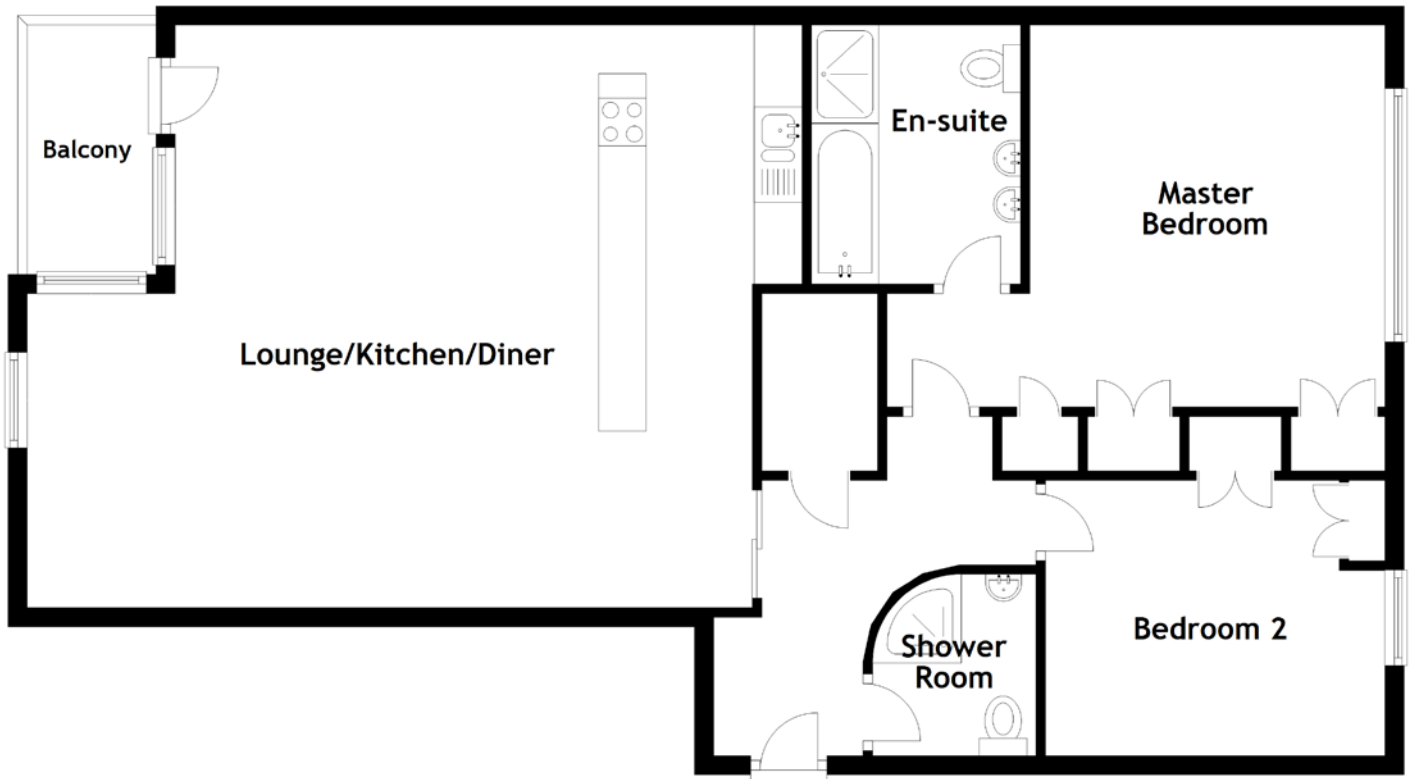


This property also benefits from a secure door entry system, a lift, communal garden grounds surrounding the property, including a courtyard to the front, and an allocated underground parking space with electric roller gates and on-street parking to accommodate visitors.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

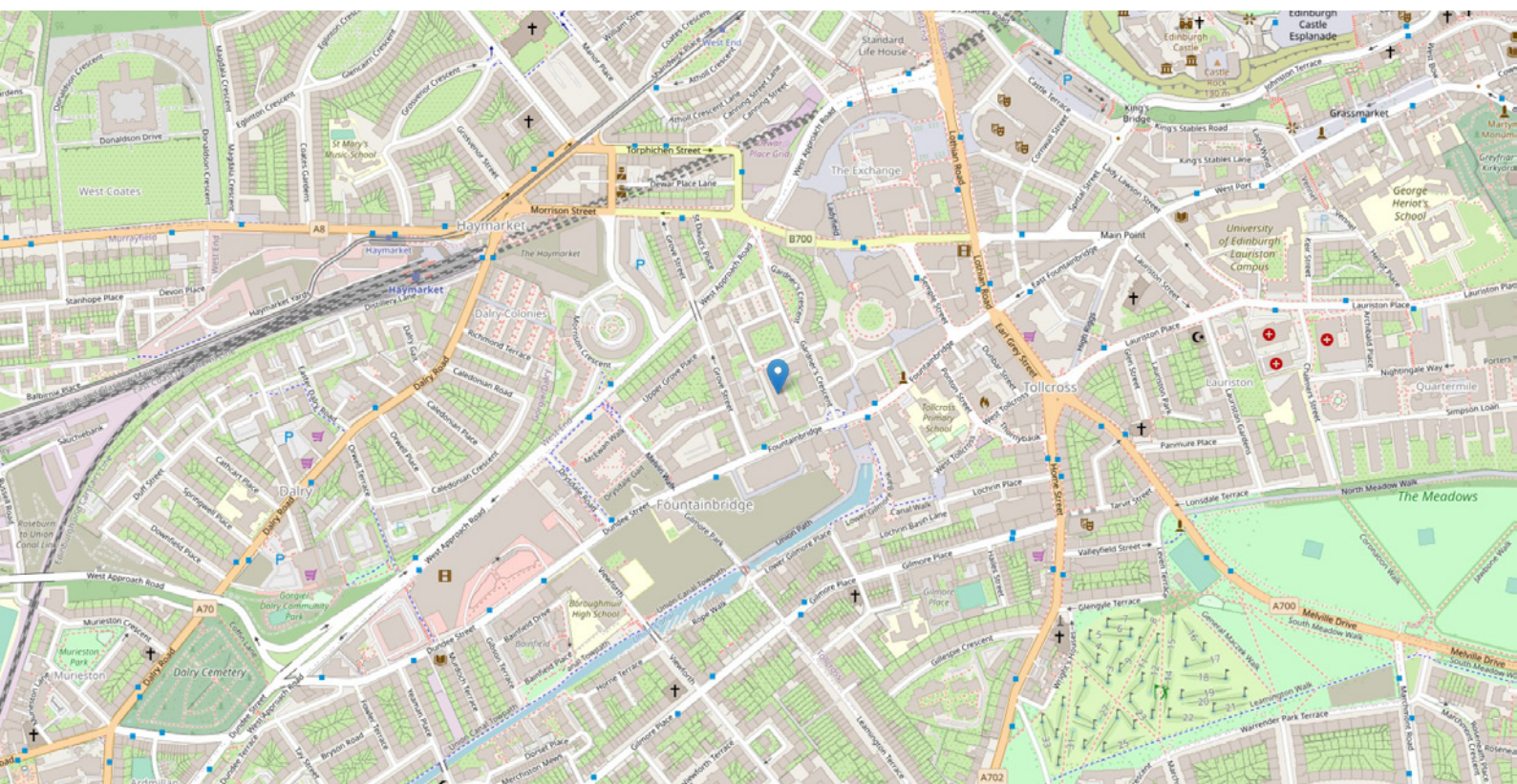


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen/Diner 7.59m (24'11") x 6.10m (20')
 Master Bedroom 5.33m (17'6") x 4.00m (13'1")
 En-suite 2.71m (8'11") x 2.19m (7'2")

Bedroom 2 3.55m (11'8") x 2.88m (9'6")
 Shower Room 1.90m (6'3") x 1.71m (5'7")

Gross internal floor area (m²): 96m²
 EPC Rating: B



THE LOCATION

Fountainbridge is centrally located and is within walking distance of Edinburgh city centre. The property on offer also resides within walking distance to Edinburgh's financial district, with Haymarket Railway Station just a ten-minute walk away for further commuting. Excellent bus services link the neighbourhood to the rest of the city and the new tram service gives easy access to the west of the capital including the Gyle Shopping Centre and Edinburgh Airport.





The area offers a great choice of eating and drinking places found at Fountain park, which covers leisure activities also with a multiplex cinema and gym all within walking distance. There is a full range of banking, building society and Post Office services available at Lothian Road. Princes Street and the city centre are just a fifteen minute walk away. Edinburgh's entertainment facilities tend to be highly concentrated in the city centre also, and this properties location is perfectly positioned to take advantage of the number of theatres, cinemas, bars and restaurants on offer.



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