

39/6 Gardner's Crescent

FOUNTAINBRIDGE, EDINBURGH, EH3 8DG



*STYLISH 2-BEDROOM
MODERN APARTMENT*



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Located in the heart of the city, this beautifully presented two-bedroom apartment in Gardners Crescent offers modern living at its finest. Part of a contemporary development, the property has been newly furnished throughout and is finished to an exceptional standard.

As you enter, you're welcomed by a spacious hallway, setting the tone for the rest of the home. The open-plan living, dining, and kitchen area is generously sized and flooded with natural light from a large window, creating a bright and airy atmosphere. The kitchen boasts a sleek, high-end design with integrated appliances and spotlights throughout, enhancing the apartment's luxurious feel. From the living area, you can access a private, paved balcony – perfect for morning coffee or evening relaxation.

The Property







Both double bedrooms are well-proportioned. The principal bedroom benefits from two large built-in wardrobes and an en-suite bathroom, featuring a separate bath and shower for added convenience. The second bedroom also features a built-in double wardrobe and ample space for furnishings or a home office setup.







Bedroom 2





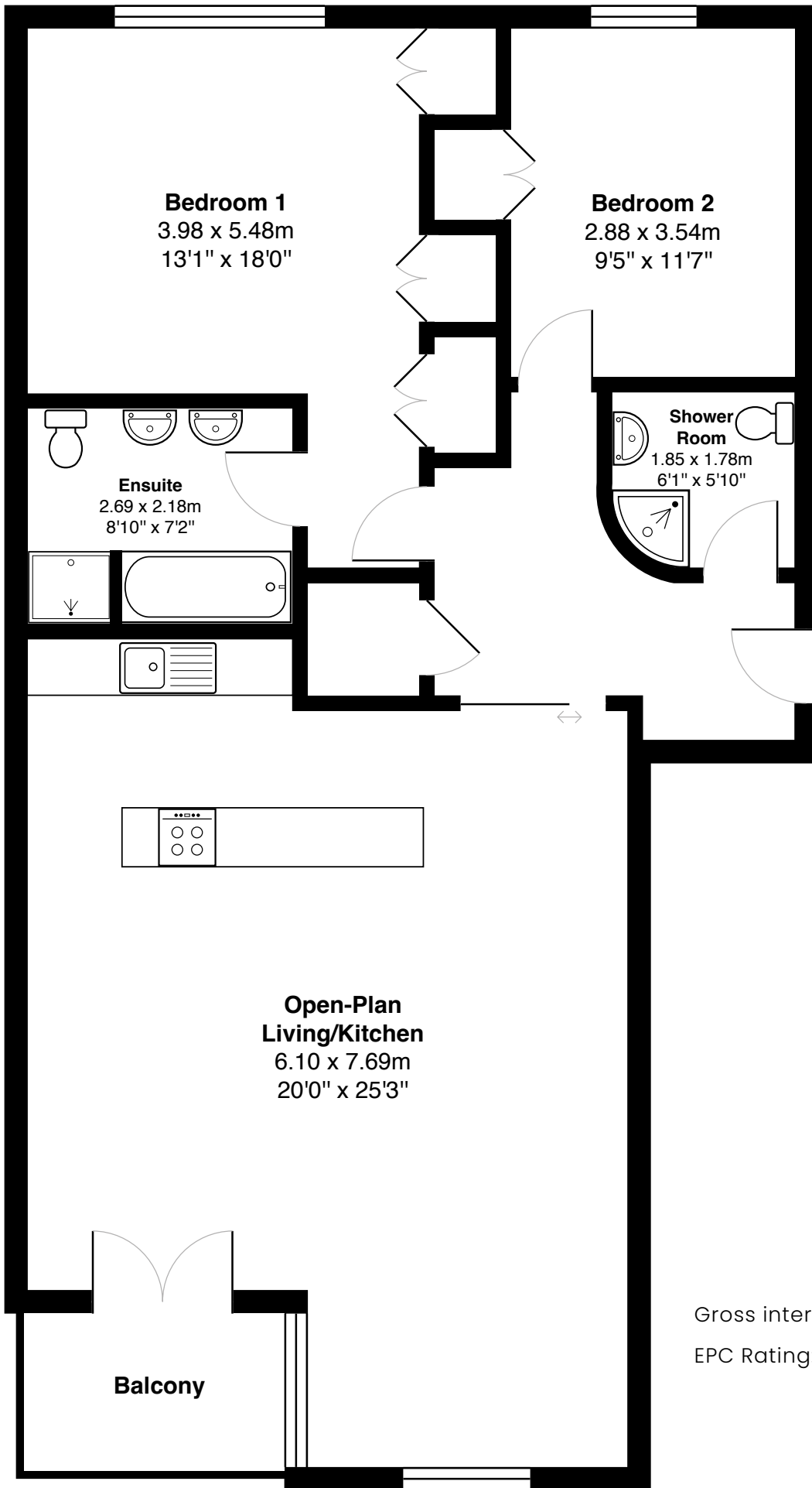
There is an additional shower room accessed from the hall, and offers extra flexibility and functionality for guests or sharers.





Floor-to-ceiling radiators run throughout the property, adding a contemporary touch to the overall aesthetic. This is a stunning, move-in-ready apartment ideal for professionals or couples seeking a central, stylish home with all the modern comforts.





Gross internal floor area (m²): 100m²

EPC Rating: B

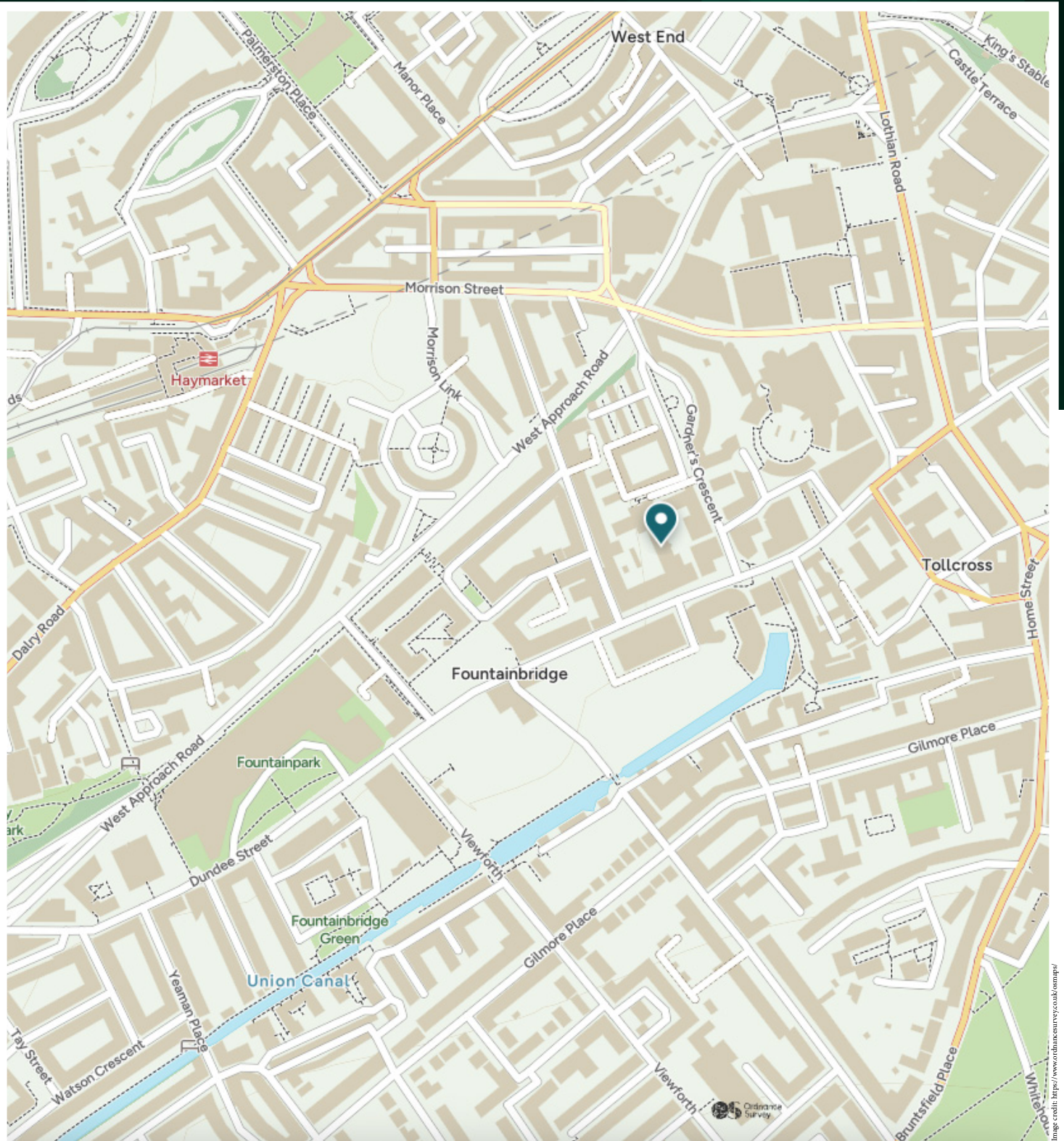




Fountainbridge is centrally located and is within walking distance of Edinburgh city centre. The property on offer also resides within walking distance to Edinburgh's financial district, with Haymarket Railway Station just a ten-minute walk away for further commuting. Excellent bus services link the 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
ZOE CARMICHAEL
Surveyor



Professional photography
MARK BRYCE
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Layout graphics and design
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