



43

**43/14 GARDNERS CRESCENT
CITYMARK APARTMENTS
WEST END
EDINBURGH**

This fabulous penthouse apartment forms part of an exclusive courtyard development which is situated within Edinburgh's fashionable West End district.

Secure entrance with concierge, reception hall, impressive living area with high vaulted ceiling, gallery and sun terrace, stylish kitchen, three double bedrooms, master with en-suite bathroom and sun terrace, principal shower room, shared garden grounds and secure covered garage.

Fixed Price £440,000



GENERAL DESCRIPTION

This impressive penthouse apartment forms part of an exclusive modern development situated within the City's fashionable West End district. Internally the stylish accommodation displays many attractive features and is fitted with quality fixtures and fittings throughout. One of the property's most attractive features is the high vaulted ceiling within the main living area which has staircase to the upper floor and access out on to the main sun terrace. Other features include the large master bedroom with five piece en-suite bathroom and private sun terrace as well as the contemporary kitchen with its granite top range of units that incorporate integrated appliances. The property's specification includes modern gas central heating operating off of a combi boiler and all windows are double glazed. Externally there is a well tended shared courtyard that displays various lawn and planted sections which incorporate seated areas and water feature. Finally, set beneath the development there is a secure covered parking bay within the shared garage.





SITUATION

The property is located within the fashionable West End district and is within easy walking distance of the City Centre, to which there are also many and frequent bus services. Also within walking distance are Clydesdale Bank Plaza, the Financial Institutions based on Lothian Road and both the Scottish Widows and Standard Life Headquarters. The King's, Royal Lyceum and Traverse theatres, the Usher Hall, the Edinburgh Filmhouse, the Odeon Cinema, restaurants, clubs and bars are all nearby, as are the wide open spaces of the Meadows, Princes Street Gardens and the Union Canal walkway/cycle path. Also nearby are the comprehensive leisure facilities at the Fountainpark Leisure Complex. For those who require to travel out of the city, both Waverley and Haymarket rail stations are comfortably within walking distance. The property is also conveniently placed for access to the University, the Art College, Sick Children's and other teaching hospitals.





ACCOMMODATION

(All Sizes Approximate)

CONCIERGE ENTRANCE

The development and its landscaped courtyard are gained via a voice/video entry system with secure stairs/passenger lifts to all floors including the garage.

RECEPTION HALL

The reception hall provides access to all downstairs rooms. The hall displays a laminate floor which is continued throughout.

LIVING AREA

23'6" x 16'4" 7.17m x 4.98m

This impressive vaulted ceiling room has large window formation with French door leading on to the property's main sun terrace which overlooks Gardners Crescent. Another notable feature of the room is the attractive hardwood staircase which has cupboard below and brushed steel balustrade leading up to the gallery. The room provides a great living space and is an ideal location for entertaining.

KITCHEN

9'4" x 6'10" 2.86m x 2.08m

This stylish kitchen displays a contemporary range of units with granite worktop. Included in the sale price and incorporated into the design are the stainless steel gas hob with matching fan assisted oven, extractor hood, microwave, fridge and dishwasher.

BEDROOM 2

13'9" x 9'9" 4.19m x 2.96m

This double bedroom has rear facing window overlooking the landscaped courtyard and features a built in wardrobe providing hanging and shelved storage space.

BEDROOM 3

10'1" x 9'9" 3.09m x 2.96m

The property's third double bedroom has rear facing window overlooking the landscaped courtyard and features a built in wardrobe providing hanging and shelved storage space.

SHOWER ROOM

This stylish fully tiled room features a white three piece suite comprising WC, wash hand basin and enclosed shower tray with mains shower over.

UPPER HALL

Gained off the gallery, the upper hall has a secure door to the top floor shared landing area. There is also access to bedroom one and the property's utility cupboard which has washing machine and tumble dryer included in the sale price.



BEDROOM 1

16'7" x 10'8" 5.05m x 3.24m

This large master bedroom has window and French door on to its private enclosed sun terrace which overlooks the landscaped courtyard. The room features a built-in wardrobe providing extensive fitted hanging and shelved storage space. Door leads through to the en-suite bathroom

EN-SUITE BATHROOM

9'9" x 7'1" 2.96m x 2.17m

This stylish fully tiled internal room features a white five piece suite comprising WC, his and her's wash hand basins, bath and enclosed shower tray with mains shower over.

HEATING

The property has a system of gas central heating operating off a combi boiler.

DOUBLE GLAZING

The property is fully double glazed.

LANDSCAPED GROUNDS

The development is set around a well tended shared landscaped courtyard which displays lawn and planted areas with water feature and seated sections.

GARAGE

Covered parking for one vehicle can be found within the secure underground car park. Visitor's parking is also available and there are ample stands for bicycles.

FACTORS

The property is factored and maintained by Life Property Management Ltd. The fee is approximately £250 per quarter which includes buildings insurance.

ENTRY

By Arrangement

VIEWING

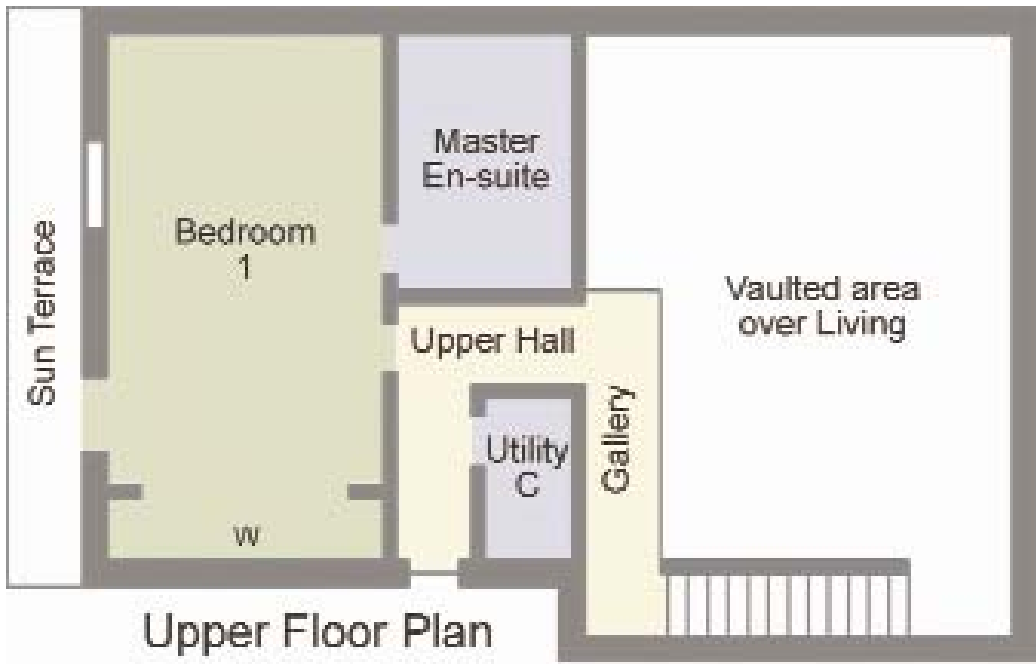
By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £440,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



Upper Floor Plan



Lower Floor Plan

Schematic Diagram only - Not to scale

sold on style™
If you are, call us to find out more about our bespoke service.

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