



# 39

**39/1 GARDNERS CRESCENT  
CITYMARK APARTMENTS  
WEST END  
EDINBURGH**

This stylish ground floor apartment, with private rear garden, forms part of an exclusive development within Edinburgh's fashionable West End district.

Secure entrance, reception hall, large living area, superb kitchen, two double bedrooms, master en-suite bathroom and principal shower room.

Private garden, impressive garden grounds and secure underground car park.

**Fixed Price £280,000**

## GENERAL DESCRIPTION

This stylish ground floor apartment forms part of an exclusive modern development situated within the City's fashionable West End district. Internally the accommodation displays many attractive features and is fitted with quality fixtures and fittings throughout. One of the property's most appealing attributes is the private south west facing rear garden and the apartment also benefits from secure underground car parking. The internal layout comprises: a reception hall with access to the majority of rooms. The living area is a superb space with large windows and door overlooking and leading on the rear garden. The kitchen is open to the living area and features a contemporary range of units which incorporate integrated appliances and has a utility cupboard off. Both double bedrooms overlook the garden, feature built-in wardrobes and bedroom one has the added advantage of an en-suite bathroom. Finally a principal shower room is situated off the reception hall. The property specification includes modern gas central heating operating off a combi boiler and all windows are double glazed. In addition to the property's private garden there is a well tended shared courtyard that displays various lawn and planted sections which incorporate seated areas and water feature. Internal viewing is strongly recommended to fully appreciate the many fine features of this stylish and impressive City Centre home.

## 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)

### ENTRANCE

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

### RECEPTION HALL

This L shaped hall provides access to the majority of rooms within the property. The hall displays downlighters and a quality wooden floor which is continued through to the living area.

### LIVING AREA

21'0" x 19'6" 6.39m x 5.93m (inc kitchen area)

This superb living space has large glass door with matching windows to either side overlooking and leading on to the property's rear garden. The room is south west facing which allows an abundance of natural daylight and again features quality wooden flooring. The room displays downlighters, has storage cupboard off and is open to the kitchen.

### KITCHEN

This stylish open plan 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, all by Bosch. The kitchen area displays wooden flooring, downlighters and splash tiling and a utility cupboard which houses the freezer, washing machine, tumble dryer and combi boiler.



#### **BEDROOM 1**

**11'6" x 10'8" 3.49m x 3.24m**

The master bedroom has large rear facing window overlooking the private garden. The room features built-in wardrobes providing hanging and shelved storage and door leads through to the en-suite bathroom

#### **EN-SUITE BATHROOM**

**8'3" x 7'1" 2.84m x 2.17m**

This stylish fully tiled internal room features a white four piece suite comprising WC, wash hand basin, bath and enclosed shower tray with power shower over. Displays downlighters, floor tiling, heated towel rail and extractor fan.

#### **BEDROOM 2**

**11'3" x 8'10" 3.44m x 2.69m**

The property's second double bedroom has large rear facing window overlooking the private garden. The room features built in wardrobes providing hanging and shelved storage space.



**SHOWER ROOM**

This stylish fully tiled internal room features a white three piece suite comprising WC, wash hand basin and enclosed shower tray with mains shower over. Displays downlighters, floor tiling, heated towel rail and extractor fan.

**HEATING**

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

**DOUBLE GLAZING**

The property is fully double glazed.

**PRIVATE GARDEN**

One of the property's most attractive features is the, larger than expected, private fully enclosed garden. This south west facing area provides an ideal location for alfresco living and dining. The garden has been designed with ease of maintenance in mind having large sun deck adjacent to the property and mature planted area by gravel section.

**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.



Schematic Diagram only - Not to scale

#### FACTORS

The property is factored and maintained by Life Property Management Ltd. The fee is approximately £85 per month which includes buildings insurance.

#### ENTRY

By Arrangement

#### VIEWING

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

#### PRICE

Fixed Price £280,000

#### 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.

**sold on style™**

If you are, call us to find out more about our bespoke service.

**Russel + Aitken**  
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