

8 Gardners Crescent

HAYMARKET, EDINBURGH, EH3 8DE



*SPACIOUS TWO BEDROOM MAIN DOOR FLAT IN
EDINBURGH'S POPULAR CENTRAL LOCATION OF HAYMARKET*



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McEwan Fraser Legal is delighted to present this spacious two bedroom, two bathroom main door flat in Edinburgh's popular central location of Haymarket.

Inside, the property comprises of a spacious living area which boasts original features as well as a log-burning stove. The lounge offers various possibilities for furniture arrangements including dining space.





The fully equipped kitchen has been modernised to a high standard with Quartz worktops, an integrated dishwasher, fan oven, hob and a free-standing fridge freezer.





There are two generous double bedrooms, both of which are rear-facing and the master bedroom benefiting from en-suite facilities.





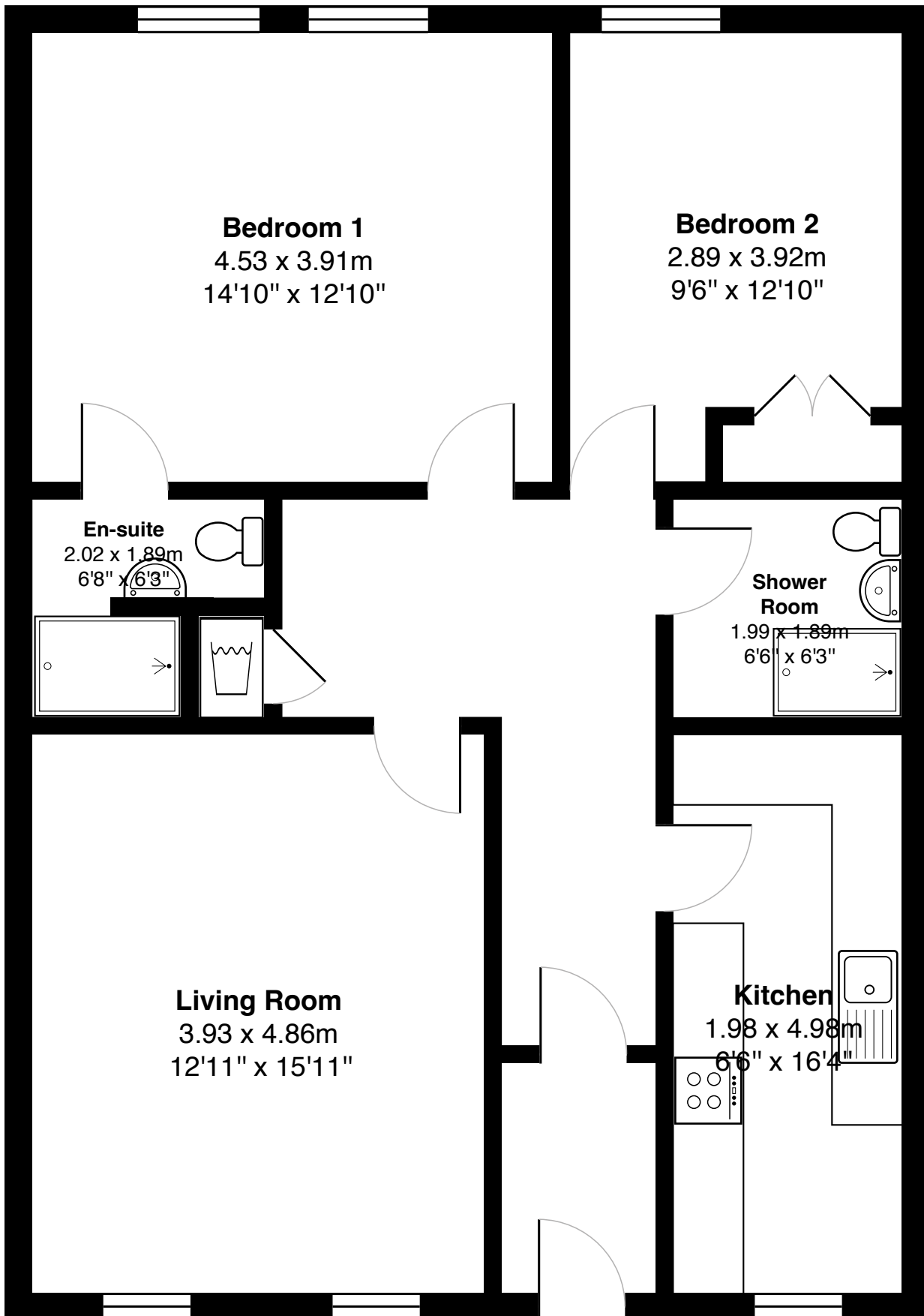
Bedroom 2



The property benefits from one main family shower room which much like the rest of the property has been finished to a high standard with underfloor heating. In addition, there is also the en suite three piece shower room which is modern and fitted with under floor heating fully tiled and is a bonus extra in a property of this style.







Gross internal floor area (m²): 90m²

EPC Rating: C



In addition to this, the property includes a welcoming entrance hallway, utility cupboard in the hallway and further benefits from gas central heating, making for a cosy cost cost-effective home, year round. There is on-street permit parking.



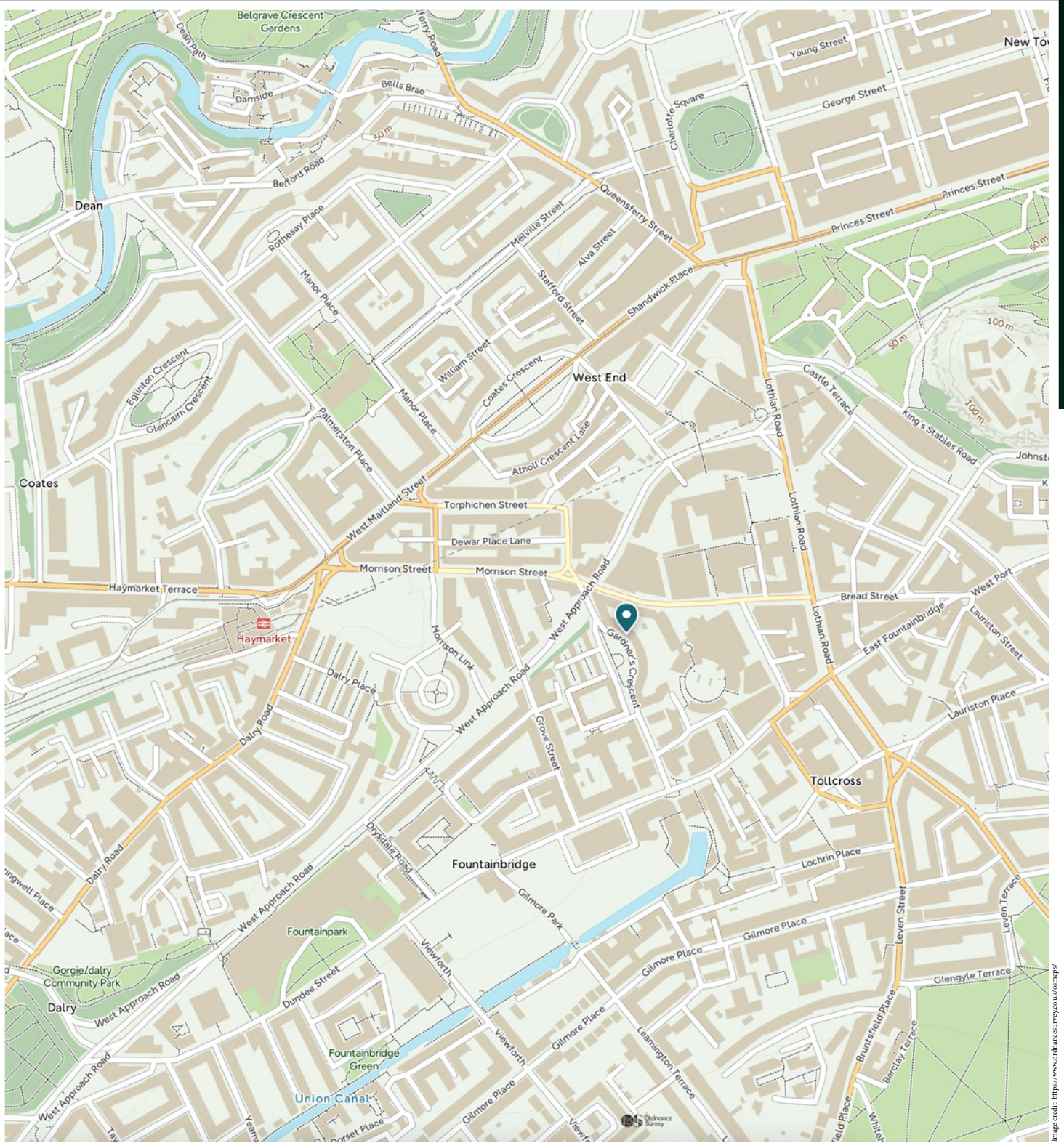


This property is located in the Haymarket area, which forms the south boundary of the famous New Town. Princes Street with the beautiful backdrop of Edinburgh Castle and Princes Street Gardens offers some of Edinburgh's most specialised shops. The two magnificent squares, St Andrew Square and Charlotte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

The property is also conveniently placed for the Edinburgh International Conference centre and Edinburgh's new financial district. 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. It's 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.

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. Haymarket Railway Station and the tram network are also within proximity of the property.

The Location



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Part
Exchange
Available



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Text and description
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