



## 3 Gardner's Crescent, Haymarket, Edinburgh, EH3 8BZ

Spacious & Rarely Available, Two-Bedroom, Main Door, Georgian Duplex Flat

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# Property Description

Spacious and rarely available, two-bedroom, main door duplex flat, forming part of an impressive Georgian tenement building. Ideally located for the city centre and West End, in the vibrant Haymarket area of Edinburgh's city centre.

Comprises an entrance hall, living room, a dining kitchen, two flexible bedrooms, a basement room, a shower room, and a WC.

Features include tall ceilings, period cornice work, sash and case windows, and a flexible floor plan offering scope for development.

In addition, there is gas central heating, a quality stone fireplace, a fitted kitchen and good storage including the flexible 'basement room.'

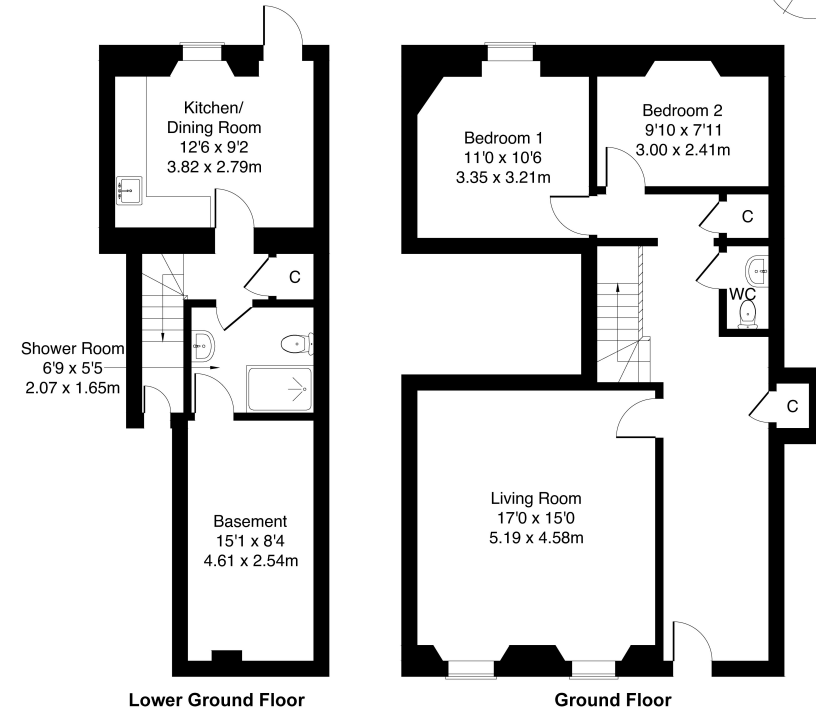
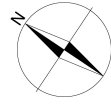
A generous reception hall features modern wood-effect flooring, a press cupboard, and ample space for outerwear and freestanding storage. An impressive public room is set to the front, with tall windows, a gas fireplace, period cornice work and a ceiling rose. From the reception hall, a further hall space features the stairway to the lower level, access to the WC and the two bedrooms. The flexible bedrooms are set to the rear and include carpeted flooring and pendant light fittings.

On the lower level, a hall space gives access to a built-in store cupboard, the shower room and the kitchen. The good-sized kitchen has space for a dinner/breakfast table and comes with a range of units, and a central light fitting. Completing the accommodation, the shower room is set internally, with a two-piece suite, a corner cubicle, and a door accessing the generous and flexible basement room.



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Approximate Gross Internal Area: (1098 sq ft - 102 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Haymarket is located in Edinburgh city centre's fashionable West End and is adjacent to many other vibrant areas such as the New Town, Fountainbridge, and Dalry. With many modern residential properties mixed with more traditional tenements, the immediate area is well-served by local amenities with a wide range of shops, supermarkets, cafes and restaurants. Extensive high-street shopping is available on both Princes Street and George Street, along with the city's main attractions including Princes Street Gardens, museums, and galleries. The Fountain Park Leisure

Complex includes a multi-screen cinema, fitness centre and restaurants; the Union Canal has walking and cycle paths, whilst the Bruntsfield Links and the Meadows offer vast open green spaces. Many attractions and business and educational institutions of Edinburgh centre can be reached easily on foot, as can the travel hub of Haymarket Station for train, tram and bus connections; whilst regular bus services are available throughout.





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