

# 33 Polwarth Crescent

EDINBURGH, EH11 1HR



*SPACIOUS ONE BEDROOM MAIN DOOR  
PROPERTY IN POLWARTH*



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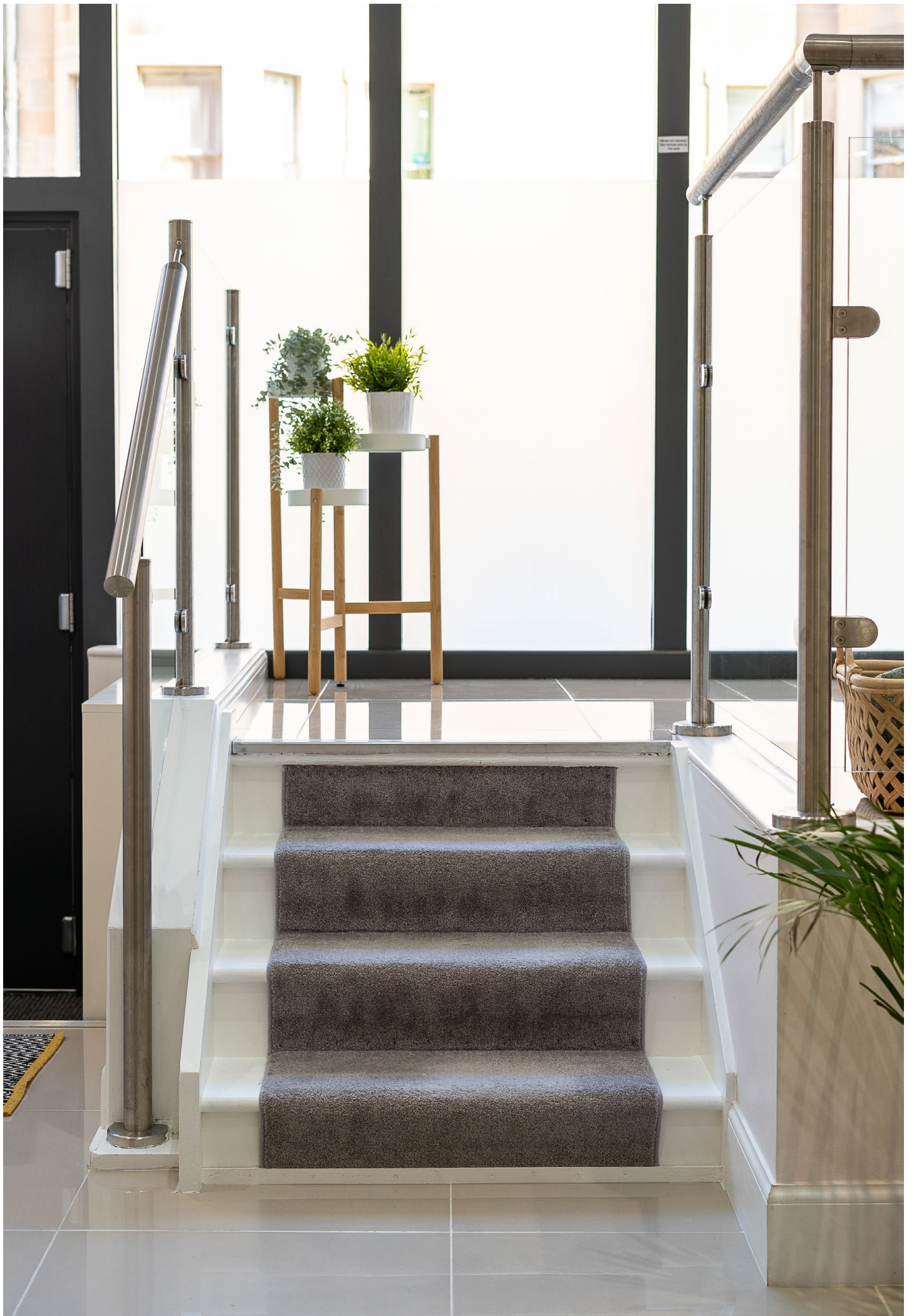
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An excellent opportunity has arisen to acquire this unique property, now a one-bedroom main door duplex flat, making for an ideal city centre residence or buy-to-let opportunity while being well located within the popular Polwarth area of Edinburgh.

Internally this accommodation is in immaculate decorative order having been well looked after by the current owner. The flat is briefly consisting of on the ground floor an open plan lounge/kitchen/diner which benefits from tiled flooring throughout, integrated fridge/freezer, induction hob, extractor hood, oven, microwave/oven, dishwasher, built-in wine rack and custom-made storage units along with a two-piece WC with a vanity unit, a mirror including built-in light and a chrome heated towel rail.

There is also a spacious home office area which has a large floor-to-ceiling window, flooding the room with natural light and built-in storage space. This room would make for an ideal second bedroom with necessary consents.









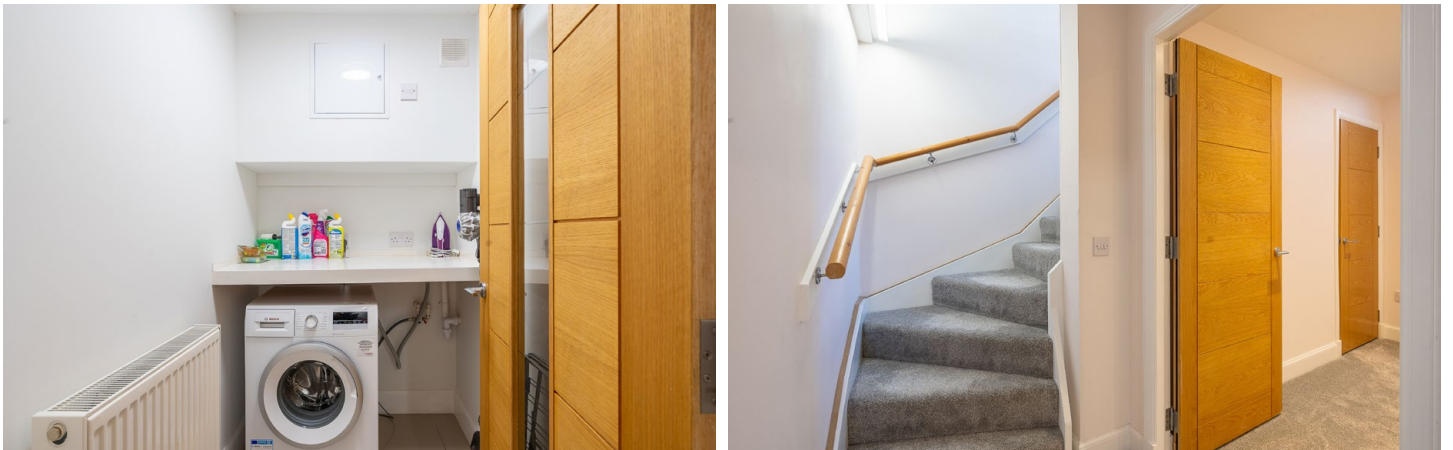












On the basement level there is an internal hallway with a large walk-in utility cupboard and a spacious double bedroom with natural light from ground level and a walk-in dressing room.

There is also a three-piece, fully tiled bathroom with an overhead shower, a vanity unit, mirror with built-in light and a heated towel rail.

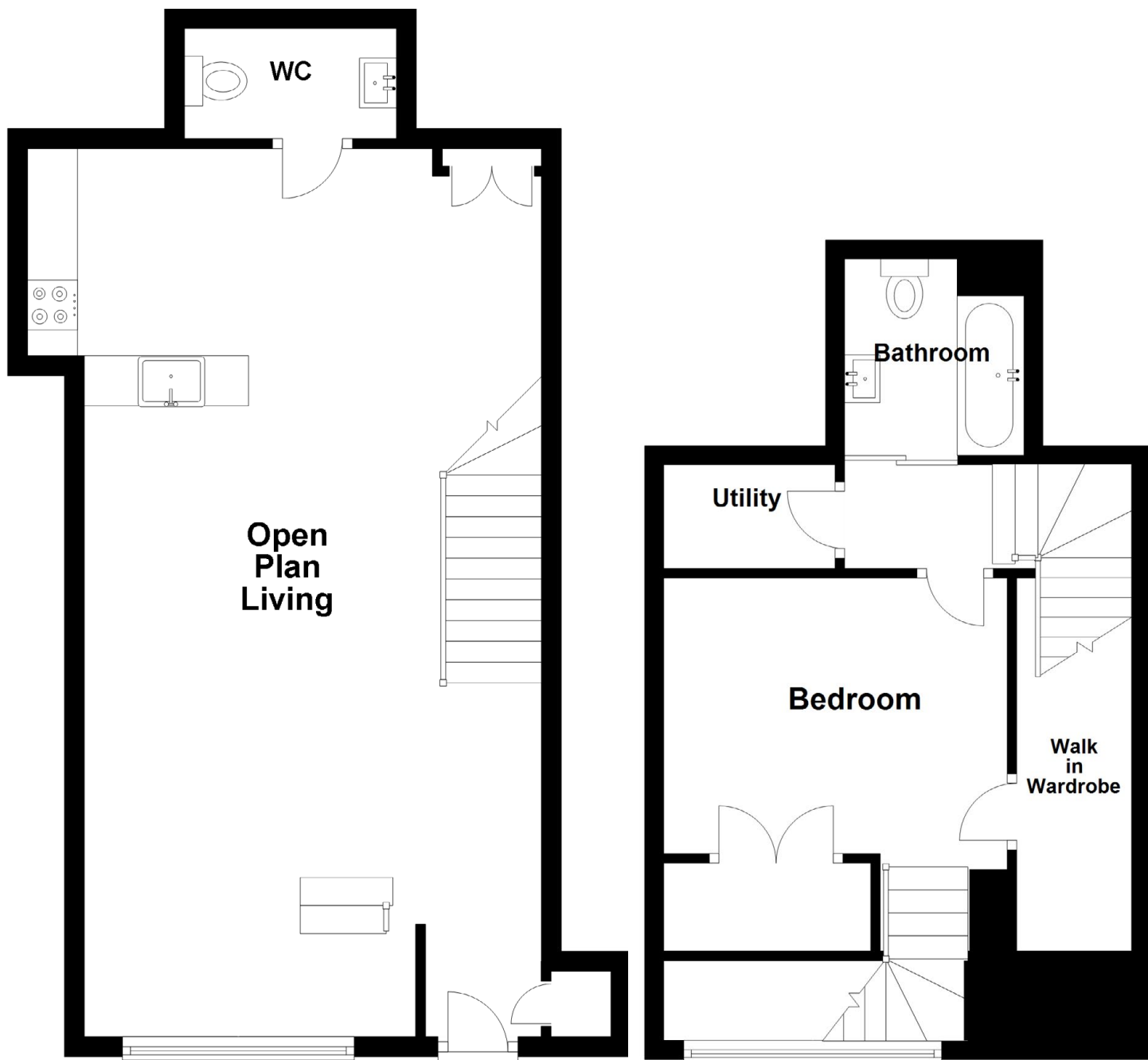
This property also benefits from gas central heating, full double glazing and on-street permit parking, with a residents permit available at a small annual fee.











#### Approximate Dimensions

(Taken from the widest point)

Open Plan Living	8.90m (29'3") x 5.14m (16'10")
Bedroom	3.65m (12') x 3.39m (11'1")
Bathroom	2.06m (6'9") x 1.88m (6'2")
Utility	1.09m (3'7") x 0.99m (3'3")
WC	2.12m (6'11") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>

EPC Rating: C





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Polwarth is an increasingly popular residential area approximately three miles to the South-West of the city centre; with a range of excellent local amenities available, including a good selection of services ranging from small speciality shops together with some of Edinburgh's finest bars and bistros and a wonderful array of cosmopolitan restaurants.

Excellent schooling for all ages is well catered for and close at hand, Local Authority and private nursery, primary and secondary schools are all within easy reach, most notably Bruntsfield Primary and St. Cuthbert's RC Primary, Boroughmuir High School and St. Augustine's RC High School.

George Watson's College and George Heriot's are also easily accessible from the property as are Napier University on nearby Colinton Road with Edinburgh and Heriot-Watt Universities relatively close by.

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A good choice of recreational opportunities is available in the vicinity including the tennis courts and bowling green further along from the flat at 48 Polwarth Gardens leading to picturesque open playing fields at Harrison Park; Bruntsfield Links and The Meadows, including additional tennis courts and play-parks nearby.

For the more energetic person, there are cycle paths and the Union Canal has walk-ways to the newly regenerated Edinburgh Quay development located close-by.

Polwarth is conveniently located for anyone requiring to travel in and out of Edinburgh with easy access available by bus or car to the city centre, and surrounding hospitals and districts, and to the City By-Pass, linking to the motorway networks beyond. Convenient access to Haymarket Railway Station is provided by a pedestrian underpass running beneath the Western Approach Road just off Dundee Street close by.

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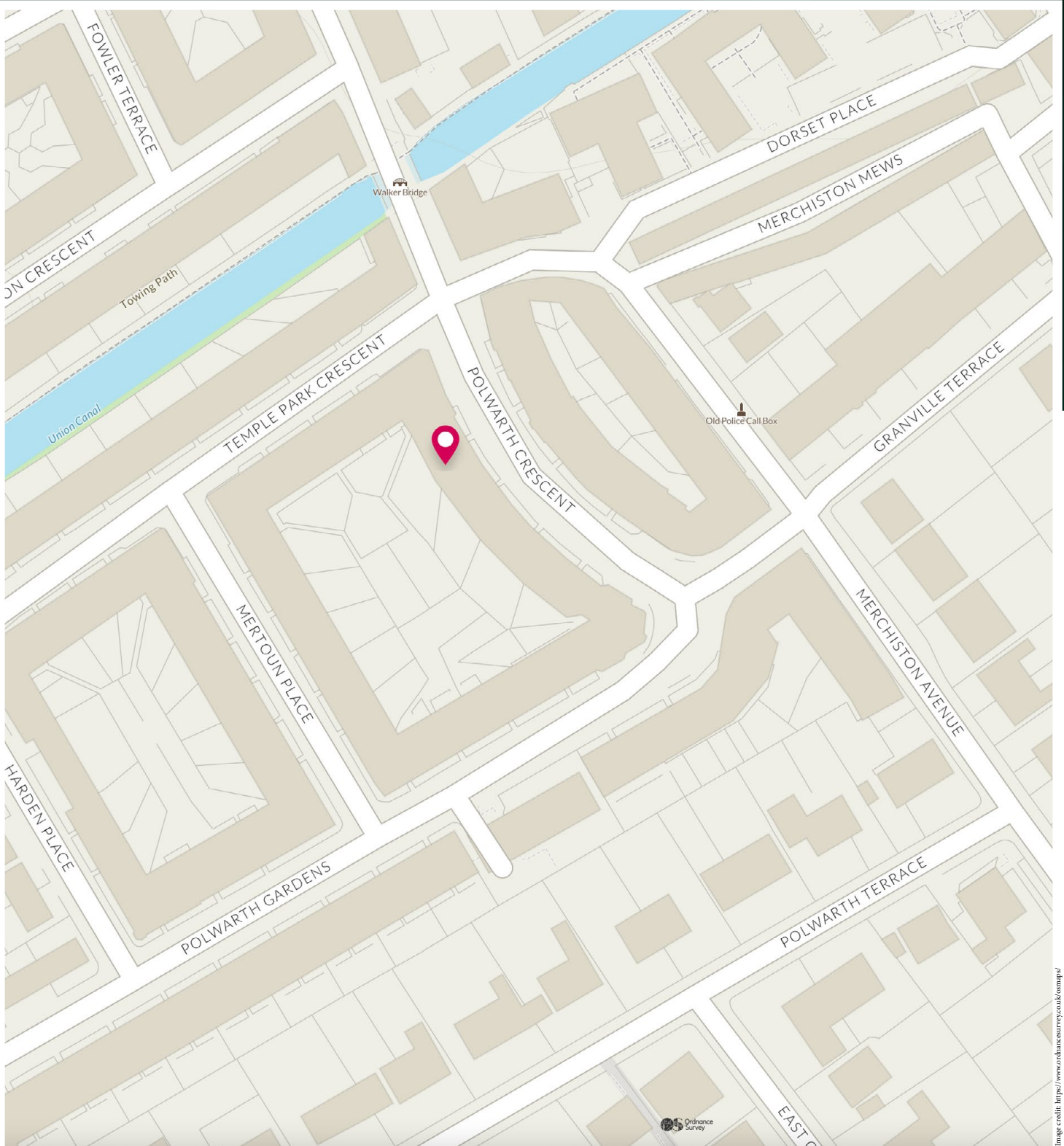


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