

26b/1 Polwarth Terrace

POLWARTH, EDINBURGH, EH11 1NA



*Spacious Two Bedroom Ground Floor Flat In
Edinburgh's Desirable Polwarth*



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McEwan Fraser Legal is delighted to present this two bedroom ground floor flat in excellent condition. The property is in walk-in condition having been well looked after by the current owner.

THE LOUNGE



Inside, the property comprises:

- Spacious lounge with a large bay window overlooking immaculate communal gardens grounds and floods the room with natural light due to its south-facing aspect.
- Fully equipped breakfasting kitchen which is spacious with electric hob, fan oven and freestanding white goods.

THE KITCHEN





- There is a modern upgraded shower room which has a large double shower that has excellent pressure and is spacious.
- The property benefits from two bedrooms the master of which is a large double bedroom and the second is a smaller bedroom that has been used as a home office and dressing room in recent times. Both bedrooms come with fully fitted wardrobes.
- The property further benefits from excellent storage space.

THE SHOWER ROOM



BEDROOM 1

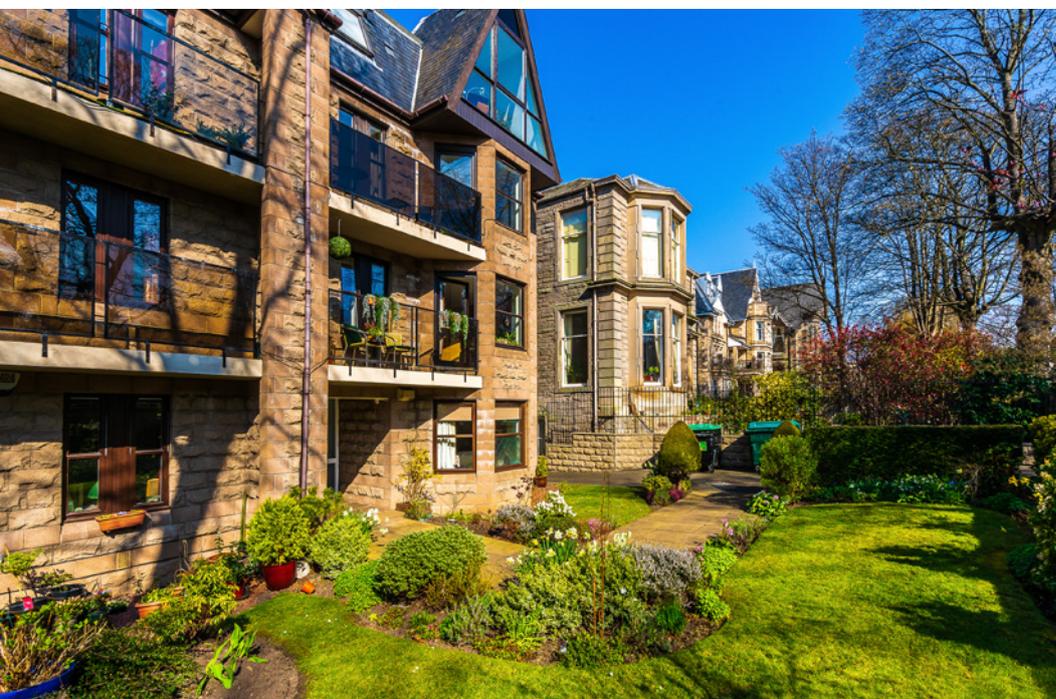


BEDROOM 2

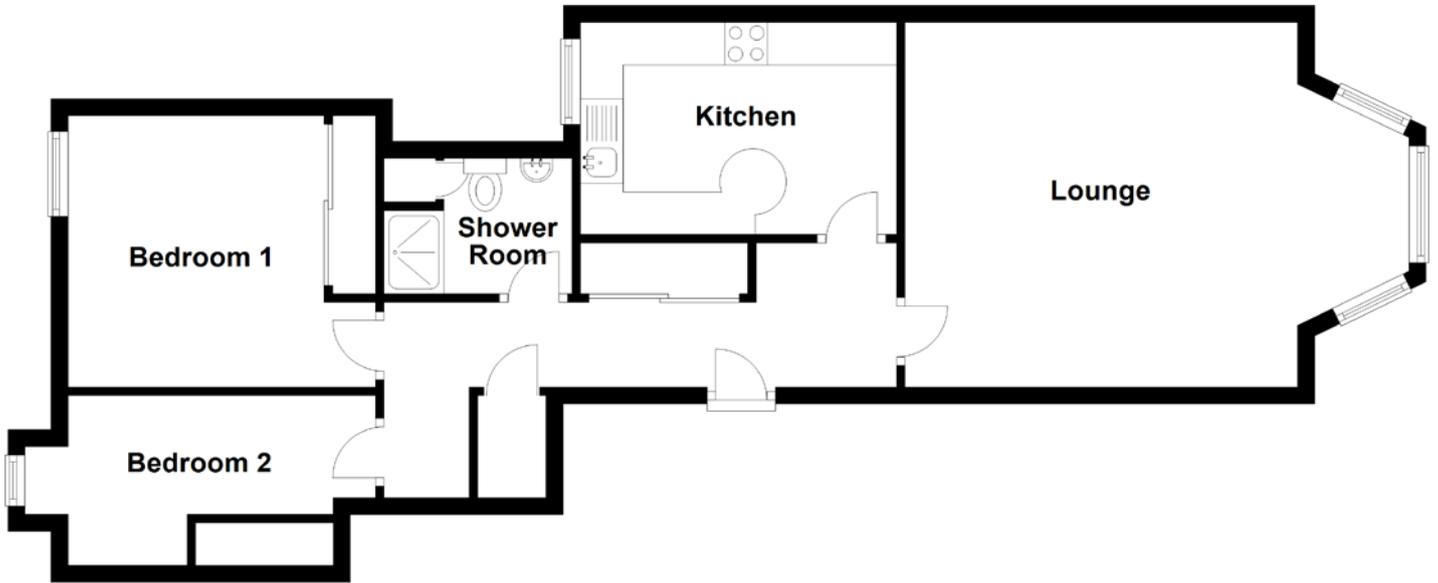


In addition, the property is heated by gas central heating and is fully double glazed. There is a dedicated parking space to the rear of the building pertaining to this flat. Early viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

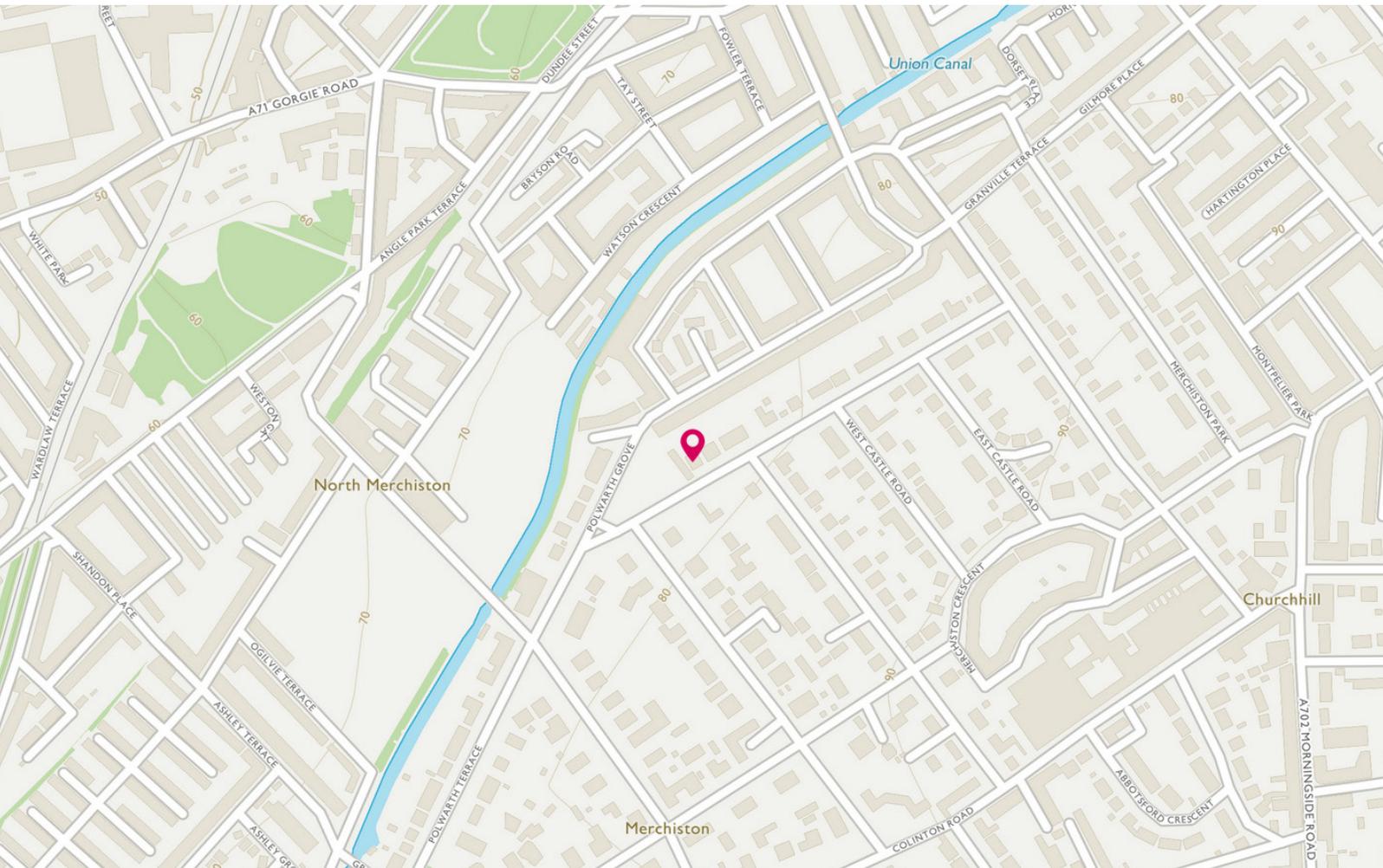


Approximate Dimensions (Taken from the widest point)

Lounge 5.90m (19'4") x 4.30m (14'1")
Kitchen 3.70m (12'2") x 2.50m (8'2")
Shower Room 2.20m (7'3") x 1.60m (5'3")

Bedroom 1 3.60m (11'10") x 3.20m (10'6")
Bedroom 2 4.10m (13'6") x 2.00m (6'7")

Gross internal floor area (m²): 72m²
EPC Rating: C



THE LOCATION

Polwarth is an exclusively residential district to the south-west of the city centre with near neighbours at Merchiston and Bruntsfield. In style and appeal, it is remarkably similar to Morningside, Marchmont and Bruntsfield and comprises mainly of substantial Edinburgh tenement properties dating back to before the turn of the twentieth century.





Local shopping is as convenient as it is extensive. The shopping centre at Polwarth provides a great deal more than normal daily requirements. The centre has a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental take away, and the area is served very well by the local Post Office, just around the corner. It is, therefore, an exceptionally well-served area but should more extensive facilities be required, they can be readily enjoyed nearby in Bruntsfield or at Tollcross or, for that matter, the city centre itself. From here, the trip to Princes Street using one of the many and frequent bus services that pass through the area take as little as ten to fifteen minutes via Tollcross and Lothian Road.

Lothian Road is where Edinburgh's formal entertainment facilities tend to be very highly concentrated. Here there are theatres and cinemas, all manner of restaurants and bars, indoor sports facilities and discotheques, all within walking distance. Fountain Park cinema complex with its various bars and restaurants are situated a few minutes walking distance from the property.

For those who prefer open air recreational facilities, Harrison Park is nearby while Bruntsfield Links and the Meadows can be reached on foot. The nearby Union Canal walkway leads through the city and deep into the open countryside. From every point of view, this is an ideal residential district, well served locally and within the easiest possible reach of the city centre and all that it can provide.

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