



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**33 Polwarth Crescent**

POLWARTH, EDINBURGH, EH11 1HR

An excellent opportunity has arisen to acquire this unique former shop, 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. Viewing of this property is highly recommended.

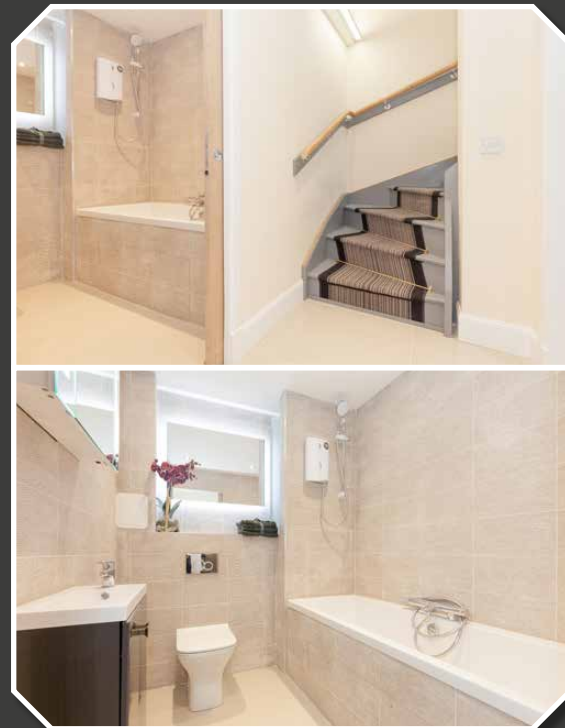
Internally this accommodation is in immaculate decorative order, having only recently been completed, while briefly consisting of:

**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

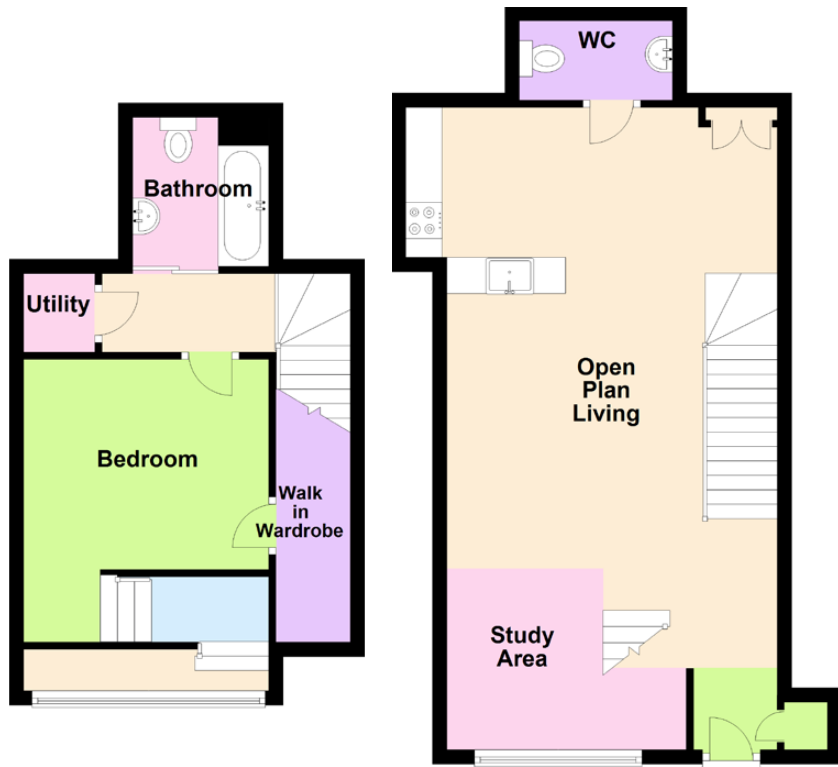
light and a chrome heated towel rail. There is also a spacious home office which has a large floor-to-ceiling window, flooding the room with natural light and built-in storage space. This room would make for an ideal second bedroom with necessary consents.

**Basement Level:** 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 over-head 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.



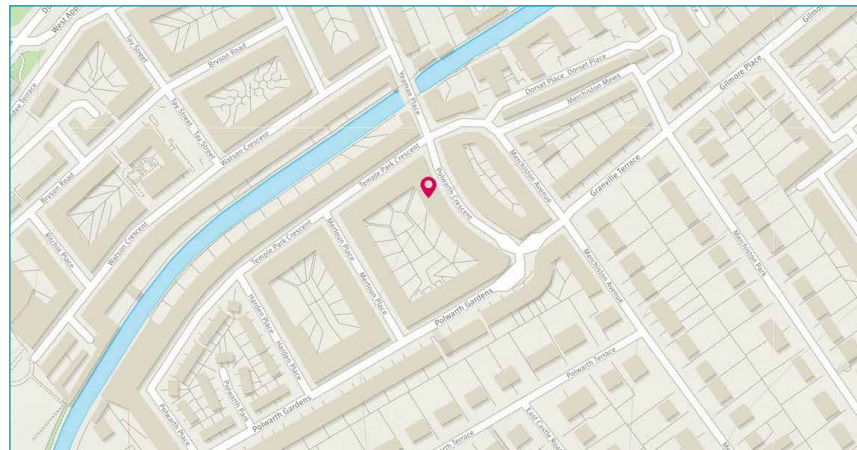




## Approximate Dimensions (Taken from the widest point)

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")
WC	2.12m (6'11") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>



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Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

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Text and description  
**SEAN NICOL**  
Surveyor



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

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