




McEwan Fraser Legal
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18/3 Polwarth Gardens

EDINBURGH, EH11 1LW

THE LOCATION

Polwarth is an increasingly popular residential area located 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 Heriots are also easily accessible from the property.

A good choice of recreational opportunities in the vicinity include the picturesque open playing fields at Harrison Park as well as

the nearby Bruntsfield Links and The Meadows with tennis courts and play-parks, or for the more energetic person, the Union Canal has walk-ways to the newly regenerated Edinburgh Quay development.

Polwarth is conveniently located for anyone connected with central hospitals and Universities, particularly Napier University on nearby Colinton Road, with easy access available by bus or car to the city centre and surrounding districts and to the City By-Pass, linking to the motorway networks beyond.



18/3 POLWARTH GARDENS

This second floor flat forms part of a beautiful Victorian tenement and is entered off a well-kept common stairwell via a security entry phone system. The flat boasts great flexibility with three generously proportioned double bedrooms, a large, bright and spacious living room and an open plan kitchen/dining room. The flexibility arises with two large, fabulous rooms either of

which can be used as the living room or bedroom.

The property further benefits from gas central heating. It is anticipated the property will be of particular interest to the professional or family and the investor. Early viewing is highly recommended to appreciate the space and flexibility that is on offer.



The accommodation briefly comprises entrance hall with wooden flooring, fabulous living room with an intact cornice, bay window, wealth of light can be found throughout the property. There is a fitted kitchen with recessed dining area, master bedroom offers an array of options for furniture configurations along with two other large bedrooms and one box room offering ample storage space. To complete the accommodation you will find the family bathroom which has been modernised to a great standard and features a

bit of character with an exposed stone wall to the window wall. This makes for a modern and well-thought family bathroom with a shower over the bath.

Externally there is on-street residents and visitors parking as well as a well maintained communal garden.



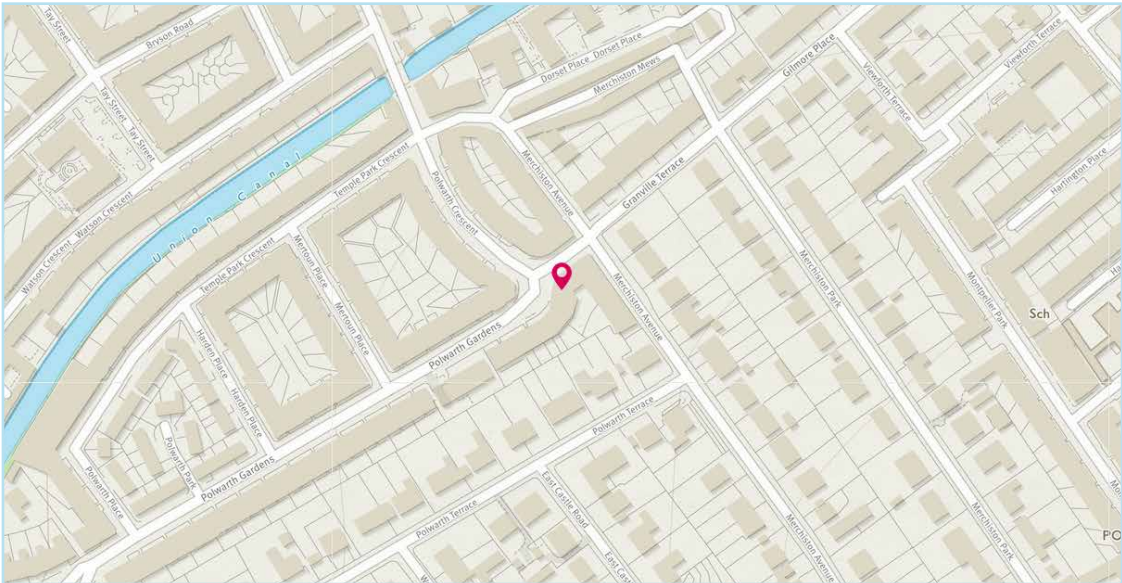


Approximate Dimensions (Taken from the widest point)

Lounge	6.85m (22'6") x 3.97m (13')
Kitchen	5.62m (18'5") x 3.32m (10'11")
Bedroom 1	3.86m (12'8") x 3.32m (10'11")
Bedroom 2	3.89m (12'9") x 2.76m (9'1")
Bedroom 3	4.20m (13'9") x 2.56m (8'5")
Box Room	3.20m (10'6") x 2.08m (6'10")
Bathroom	2.86m (9'5") x 1.30m (4'3")

Gross internal floor area (m²): 112m²

EPC Rating: C



LOCAL AMENITIES

NEAR UNIVERSITY

PLACES TO EAT



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