

# 20/7 Yeaman Place

FOUNTAINBRIDGE, EDINBURGH, EH11 1BU



*Spacious One Bedroom Flat In  
Edinburgh's Sought After Polwarth*



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McEwan Fraser Legal are delighted to give a discerning buyer the chance to acquire this superb one-bedroom apartment which is within striking distance of Edinburgh city centre. Internally, the property is in excellent order and would represent an amazing first-time buy or a savvy buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating.

# THE LOUNGE/KITCHEN



The accommodation is focused on an open-plan lounge/kitchen which is filled with lots of natural light as well as contemporary decor and tiled flooring. Good floor space gives plenty of options to personalise the space. The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type. Clever use of space has allowed the inclusion of a good range of base and wall-mounted units, plenty of prep space, a gas hob and an oven.









A generously sized double bedroom has a good deal of floor space for plenty of free-standing furniture. The accommodation is completed by a modern tiled shower room. This is a fantastic property in a superb location and early viewing is highly recommended.

## THE SHOWER ROOM



# THE BEDROOM



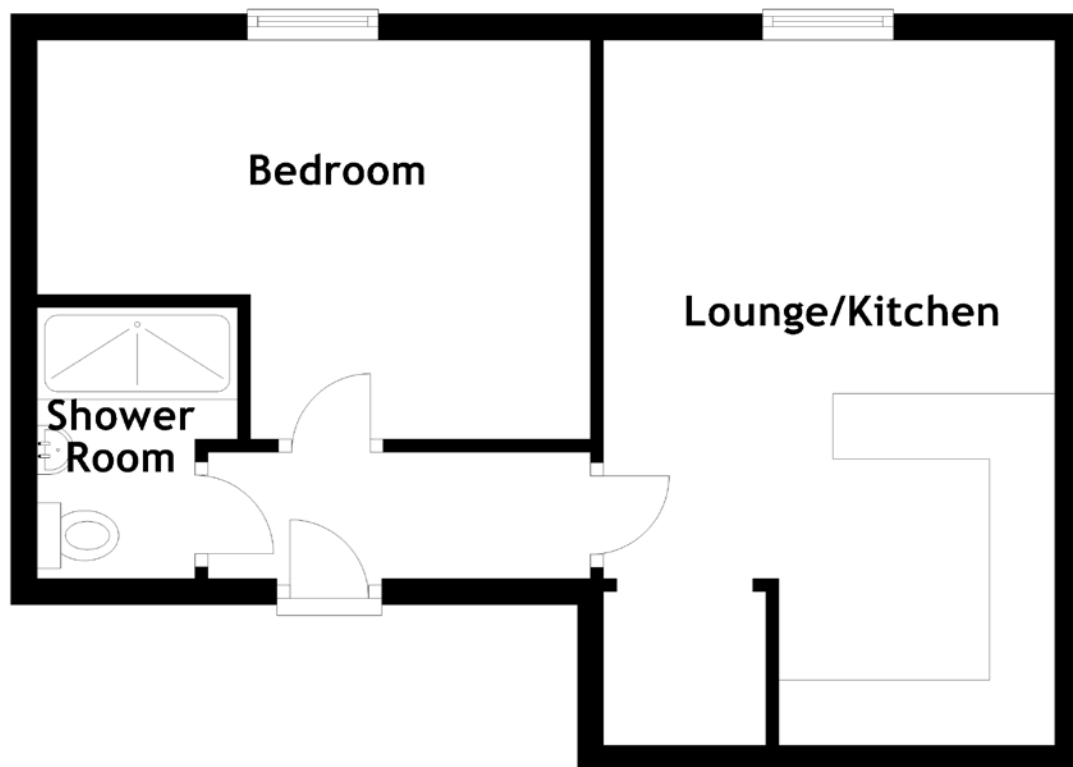


# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

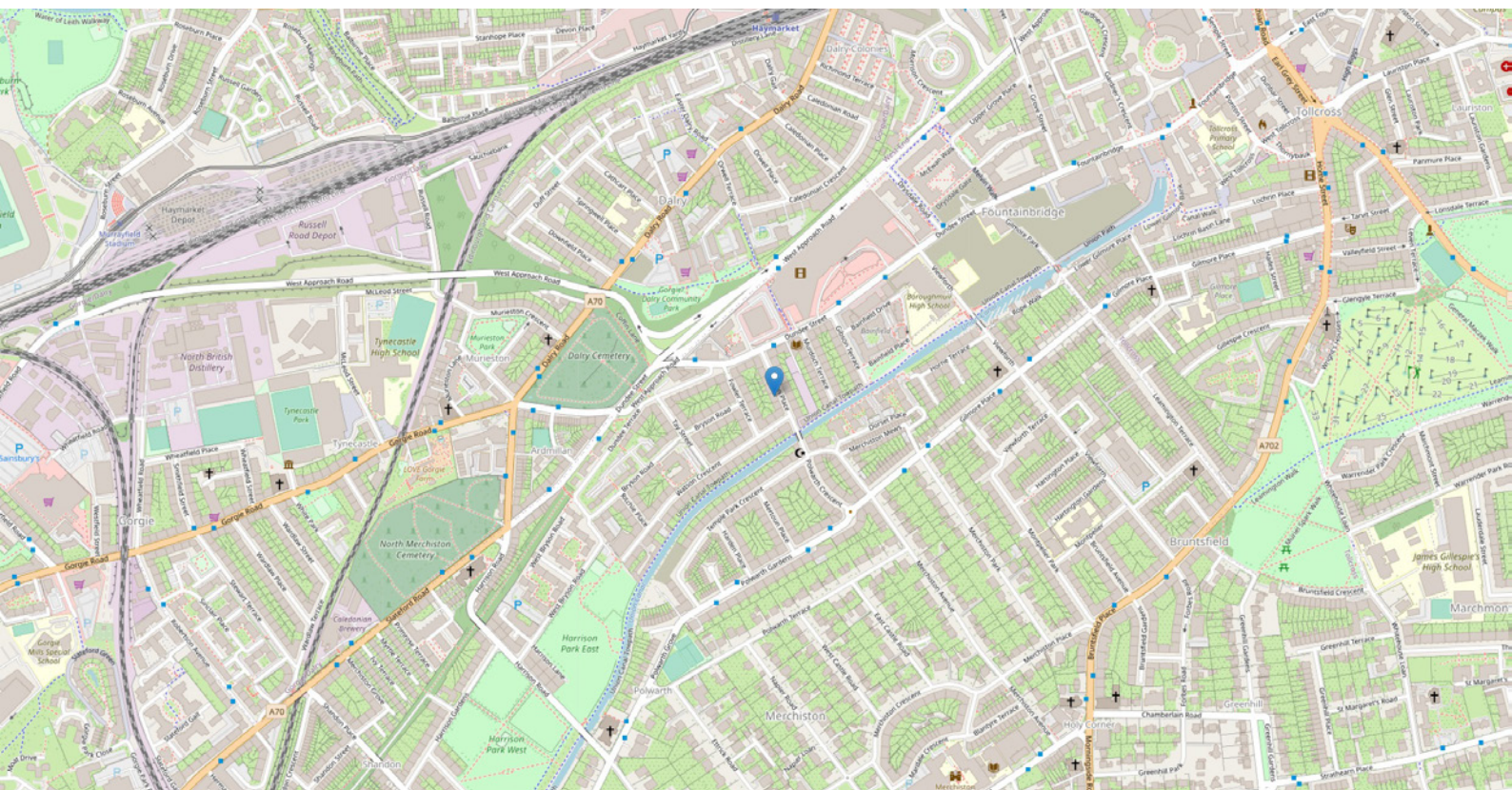


Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.39m (17'8") x 3.45m (11'4")
Bedroom	4.23m (13'11") x 3.05m (10')
Shower Room	2.07m (6'9") x 1.53m (5')

Gross internal floor area (m<sup>2</sup>): 38m<sup>2</sup>

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 or Bruntsfield and comprises mainly of substantial Edinburgh tenement properties dating back to before the turn of the twentieth century.







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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