

18/2 Tay Street

POLWARTH, EDINBURGH, EH11 1EB



*Spacious Two Bedroom Ground Floor Flat
In Edinburgh's Popular Area of Polwarth*



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McEwan Fraser Legal is delighted to present this two-bedroom ground-floor flat in excellent condition.

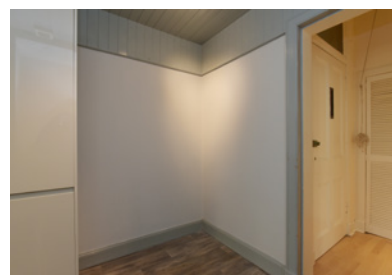
THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which benefits from lots of natural light and various possibilities for living and dining furniture.
- Fully equipped kitchen which is fitted with integrated fridge freezer, induction hob and fan oven. The kitchen also leads onto the spacious living/dining room, creating an open-plan feel.

THE KITCHEN

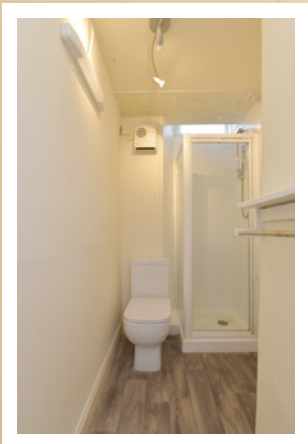




- There are two generous bedrooms both of which are double in proportions and bedroom one has integrated wardrobes.
- The property is fitted with a three-piece shower room which has an electric shower and has been well maintained and modernised.

In addition, the property benefits from modern double glazing, a small private garden, a communal rear garden and on-street residents permit parking. The property also benefits from electric heating making for a cosy and cost-effective home, year-round.

THE SHOWER ROOM



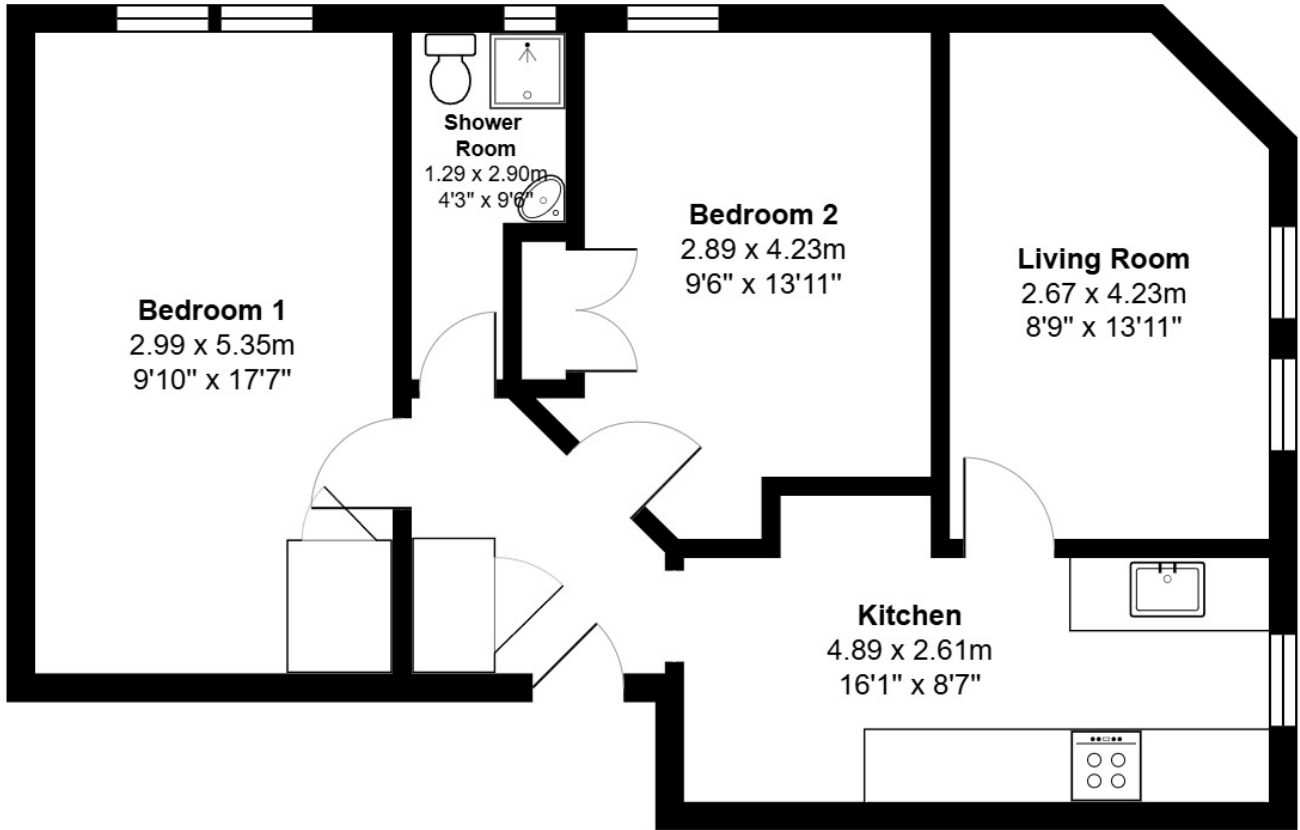
BEDROOM 1



BEDROOM 2



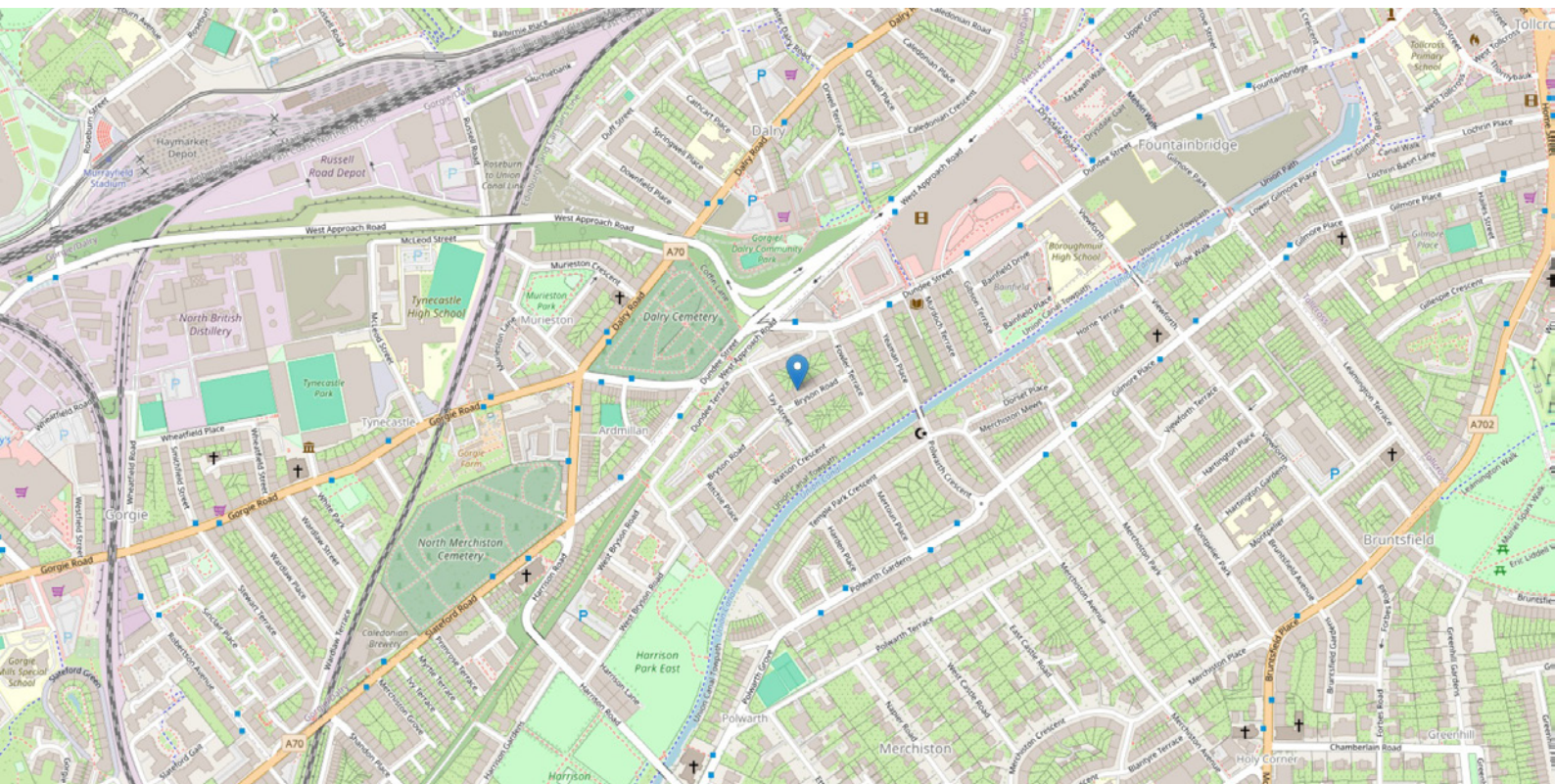
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 54m²

EPC Rating: E



THE LOCATION

Nestled southwest of Edinburgh's city centre, Polwarth is a residential haven that effortlessly combines tranquillity with urban convenience. This charming neighbourhood, bordered by the Union Canal to the south and Bruntsfield to the east, offers a delightful blend of green spaces, historic charm, and easy access to amenities. Polwarth's tree-lined streets and Victorian and Edwardian architecture provide a picturesque setting for residents. The well-preserved facades of the period homes lend a timeless elegance to the area, creating a sense of character and history. The neighbourhood's ambience is both welcoming and neighbourly, making it an ideal location for those seeking a balance between city living and community warmth.





One of Polwarth's standout features is the proximity to the Union Canal, which winds its way through the southern border of the neighbourhood. Residents can enjoy scenic walks or bike rides along the towpath, providing a serene escape from the urban hustle. The canal also adds a touch of natural beauty to the area, with waterside greenery and charming houseboats creating a unique and picturesque atmosphere.

Local amenities abound in Polwarth, ensuring residents have everything they need at their fingertips. Charming cafes, boutique shops, and restaurants line the streets, offering a diverse range of options for dining and leisure. The nearby Fountainbridge area provides additional entertainment options, including cinemas and entertainment venues, contributing to the vibrant lifestyle of the neighbourhood.

Polwarth's central location allows for easy access to Edinburgh's city centre, making it a practical choice for professionals and commuters. Public transportation is readily available, and major roads connect the area to various parts of the city, making exploring the broader Edinburgh landscape convenient.

With its historic charm, community spirit, and proximity to both green spaces and urban amenities, Polwarth stands as a testament to the allure of Edinburgh living. Whether strolling along the Union Canal, enjoying the local culinary scene, or simply appreciating the architectural beauty of the area, residents of Polwarth experience the best of both worlds in this inviting and well-connected neighbourhood.


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