

1F2, 17 Polwarth Gardens

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A grand four-bedroom period home full of original character and classic Edinburgh elegance



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McEwan Fraser Legal is delighted to present this truly impressive first-floor flat, set within a handsome traditional Edinburgh tenement in the highly sought-after Polwarth district. Boasting an abundance of period charm, exceptional proportions and versatile accommodation, this substantial four-bedroom property offers a rare opportunity to acquire a home that will appeal equally to families, professionals, investors and those seeking a classic Edinburgh residence with timeless character.

Upon entering, a spacious and welcoming hallway immediately sets the tone for the accommodation on offer. Enhanced by the property's impressive ceiling heights, the generous entrance hall provides excellent circulation throughout the home and benefits from a convenient storage cupboard.

THE LIVING ROOM



The magnificent living room is undoubtedly one of the property's standout features. A truly stunning reception space, it effortlessly showcases the grandeur of Edinburgh's Victorian architecture. Beautifully maintained flooring, intricate original corning, an ornate ceiling rose, and impressive sash and case windows combine to create a room of exceptional elegance and character. A beautiful original fireplace forms the focal point of the room, while the south-facing aspect floods the space with natural light throughout the day. Recently refreshed décor and exposed polished floorboards further enhance this outstanding living environment.

The internal kitchen has been thoughtfully designed to maximise both storage and functionality, offering ample cupboard space, tiled splashback walls and practical workspace, making it perfectly suited to modern living.

THE KITCHEN

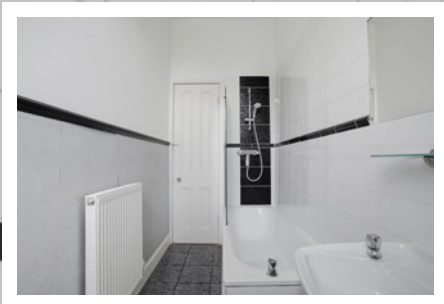




The bathroom is generously proportioned and features a bath with integrated shower, complemented by a window providing natural light and ventilation.

The property offers four exceptionally well-sized double bedrooms, providing remarkable flexibility for growing families, home-working professionals or investors. Three of the bedrooms are positioned to the rear of the property, enjoying peaceful outlooks across mature trees and surrounding greenery, creating a wonderfully tranquil atmosphere. The principal front-facing bedroom is particularly impressive, featuring beautiful original flooring, intricate cornicing, a striking original fireplace and generous proportions. All of the bedrooms benefit from stunning sash and case windows, allowing natural light to pour into the accommodation while preserving the property's period character.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOMS 3 & 4



Further benefits include a modern gas central heating system with a combination boiler and radiators installed in 2014, providing efficient heating and on-demand hot water. The boiler has been regularly serviced, with its most recent service completed recently. The property has also previously operated as an HMO rental, with landlord compliance records available and door closure fittings retained and available for reinstatement, presenting potential opportunities for investors.

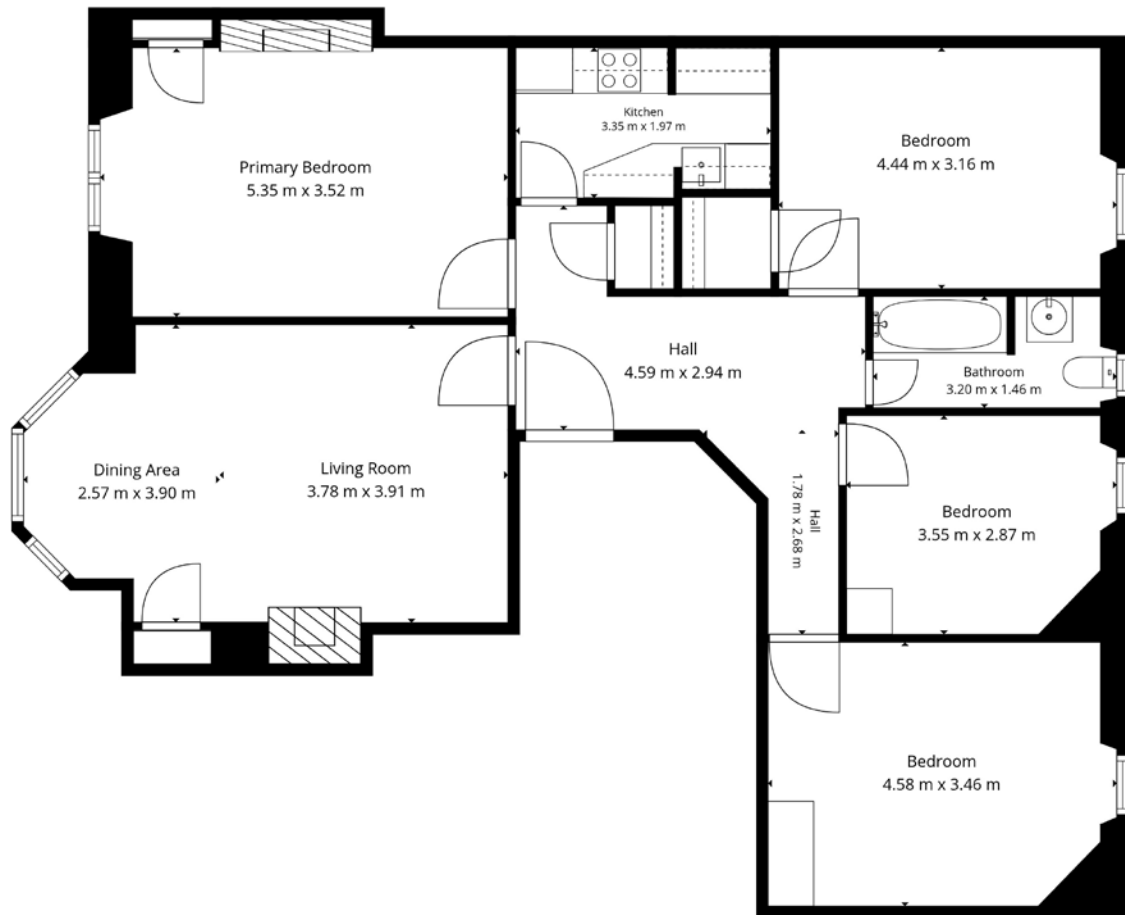
Externally, residents enjoy access to a maintained communal garden. This attractive outdoor space benefits from excellent sunlight exposure and provides a peaceful setting with generous lawn areas, perfect for relaxing, socialising or enjoying Edinburgh's warmer months. The building itself is exceptionally well maintained, with a shared owners' maintenance scheme in place covering internal stair cleaning and upkeep. Recent roof and chimney repairs have been organised and funded through the owners' group, providing additional reassurance for prospective purchasers.

Combining outstanding period features, remarkable living space, sought-after school catchments and a highly desirable Edinburgh location, this exceptional property represents a rare opportunity to acquire a truly distinguished home with broad appeal and outstanding long-term potential.

EXTERNALS

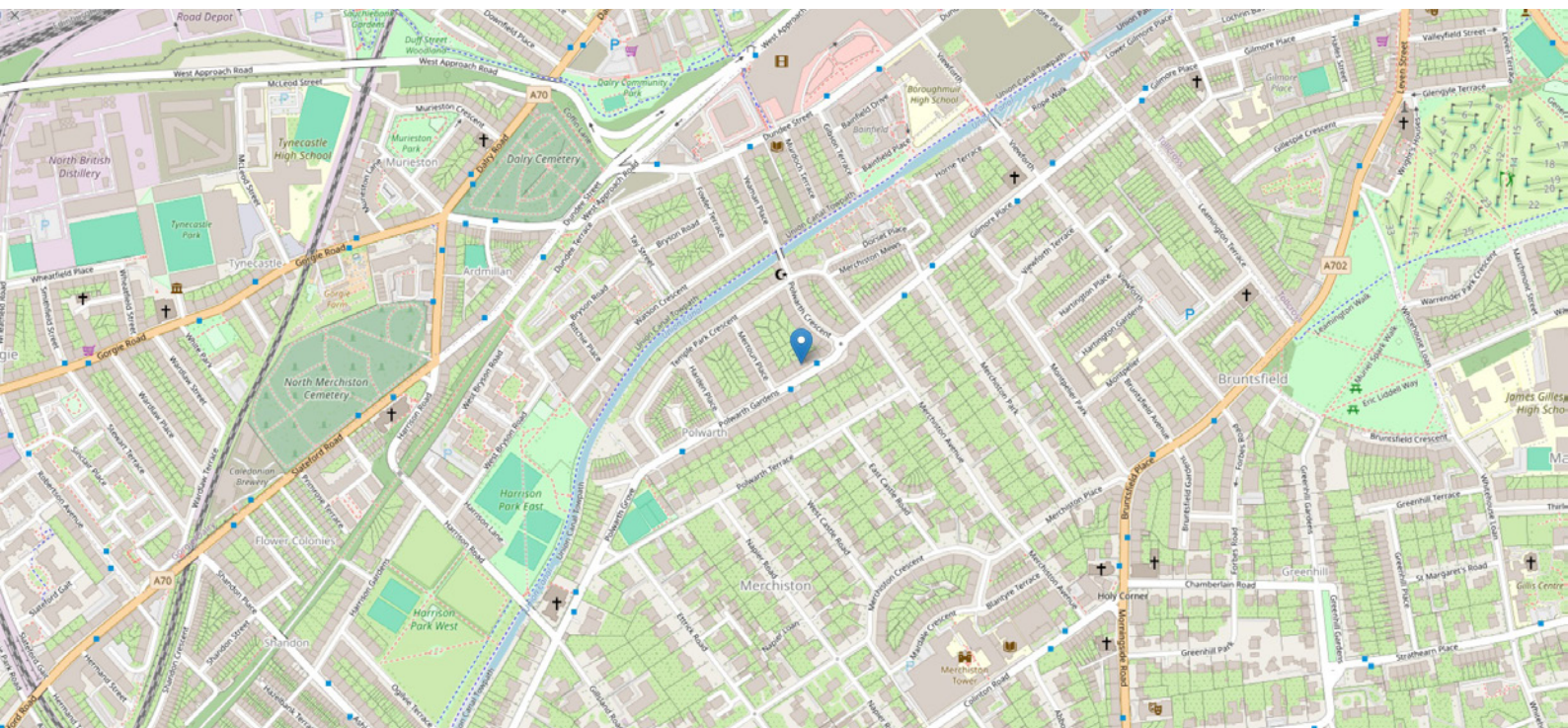


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 111m² | EPC Rating: C



THE LOCATION

Polwarth is a highly sought-after residential area situated just southwest of Edinburgh's city centre, combining attractive traditional architecture with excellent amenities and superb connectivity. The area is particularly popular with families, professionals and investors alike, thanks to its strong sense of community, proximity to the city centre and access to a wide range of local services.

For families, the property sits within an excellent and highly desirable school catchment area, including Bruntsfield Primary School and Boroughmuir High School, both of which enjoy strong reputations and consistent demand. In addition, a number of leading independent schools are within easy reach, including George Watson's College, St Cuthbert's, St Augustine's and the Edinburgh Steiner School, making the location exceptionally well-suited for long-term family living.





For investors, the location enjoys strong and consistent rental demand from families seeking access to excellent schooling, professionals working in the city centre and financial district, and those connected to Edinburgh's universities and healthcare sectors. Its proximity to the University of Edinburgh and Edinburgh Napier University further enhances its appeal, while the area's established residential character makes it particularly attractive for long-term lettings. This breadth of demand helps ensure resilience and stability within the rental market.

The area benefits from excellent transport links, with frequent bus services providing quick access to Edinburgh city centre, Haymarket Station and the wider financial district. Residents are also within easy reach of Fountain Park leisure complex, the Union Canal walkway and a wide selection of local cafés, shops and restaurants, all contributing to a highly convenient urban lifestyle.

Combining outstanding school catchments, strong transport connections and broad rental appeal, Polwarth remains one of Edinburgh's most consistently desirable residential locations for both homeowners and investors.




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