




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

4(3F1) Tay Street
POLWARTH, EDINBURGH, EH11 1DZ



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

Local shopping is as convenient as it is extensive. The shopping centre at Polwarth provides a great deal more than normal daily requirements. The centre has a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental take away, and the area is served very well by the local Post Office, just around the corner.

THE PROPERTY

An excellent opportunity has arisen to acquire this spacious four bedroom top-floor flat, making for an ideal buy-to-let opportunity, while being located within the popular Polwarth area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation briefly consists of an entrance hallway with a large storage cupboard as well as a utility cupboard, a bright and spacious lounge with an Edinburgh press cupboard and a fully fitted, partially tiled kitchen which benefits from an integrated electric 4 hob/oven and extractor hood. There are two double bedrooms, one of which has double fitted wardrobes and the other has a storage cupboard, which houses the boiler and two single bedrooms, one of which has a further Edinburgh press and access to box room, with optional use as a home office or dressing room. Finally, there is a three-piece, partially tiled bathroom.

This property also benefits from secure door entry system, gas central heating, single glazed sash & case windows, a communal rear garden which is accessed via the stairway as well as more than adequate on-street permit parking, with residents permits available for a small annual fee.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.41m (17'9") x 3.71m (12'2")
Kitchen	2.60m (8'6") x 1.69m (5'7")
Bedroom 1	4.30m (14'1") x 3.15m (10'4")
Bedroom 2	3.12m (10'3") x 2.96m (9'9")
Bedroom 3	6.45m (21'2") x 1.97m (6'6")
Bedroom 4	5.37m (17'7") x 2.46m (8'1")
Bathroom	2.87m (9'5") x 1.28m (4'2")

Gross internal floor area (m²): 95m²
EPC Rating: D

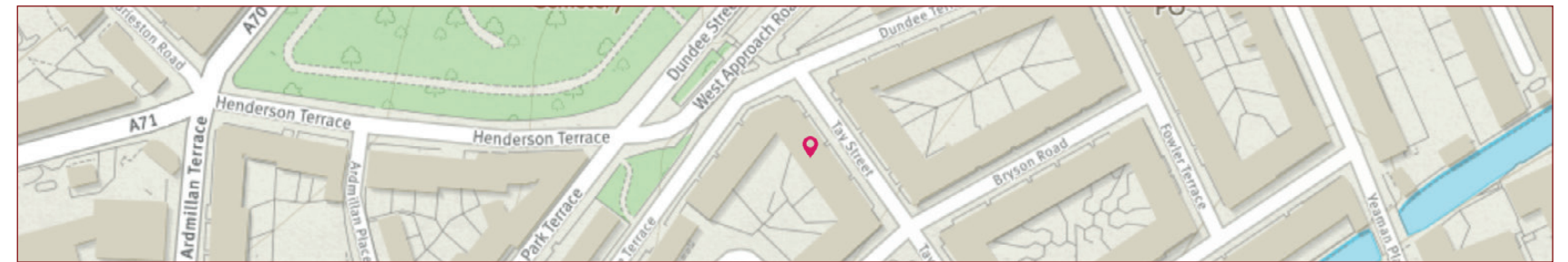


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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
SEAN NICOL
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer