

42/13 Polwarth Gardens

POLWARTH, EDINBURGH, EH11 1LN



*SPACIOUS TWO BED
RETIREMENT FLAT*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom retirement flat with south facing aspect making for a bright sunny property, situated in the popular area of Polwarth. The property overlooks the well maintained communal gardens making for a green outlook.

Inside, The property comprises of a spacious living area, kitchen, bathroom, large storeroom & two generous bedrooms, one large double and a single. It has been freshly decorated with neutral decor and new carpets fitted throughout. Accessed via the lounge, the kitchen is in ample working order, however, could benefit from modernisation.

The bathroom is fitted with a three-piece shower suite, which has been modified to ensure accessibility and independence. The large storeroom provides ample storage space, together with the built-in bedroom wardrobe.





The Kitchen





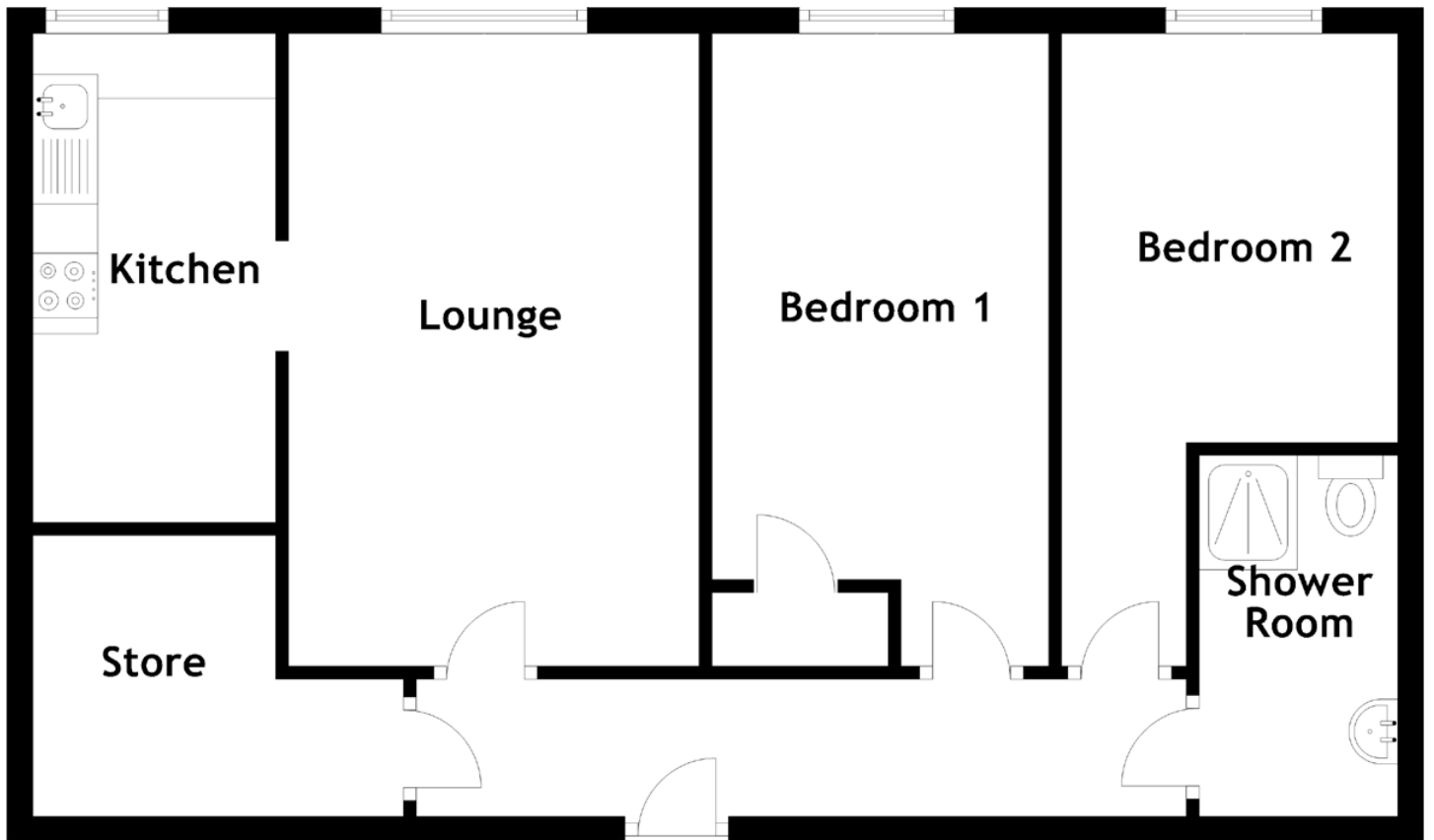
Bedroom 1



In addition to this, the property benefits from double-glazed windows, electric heating, emergency pull cords in each room, private residents' parking and a lift. This property is expected to be of particular interest and as such, early viewing is recommended.

A buyer must be at least 60 years of age and be able to lead an independent lifestyle. In the case of joint occupancy, one party must be 60 and the other a minimum of 55.





Approximate Dimensions

(Taken from the widest point)

Lounge	4.89m (16'1") x 3.17m (10'5")	Store	2.86m (9'5") x 2.17m (7'1")
Kitchen	3.78m (12'5") x 1.87m (6'2")		
Bedroom 1	4.89m (16'1") x 2.60m (8'6")	Gross internal floor area (m ²): 64m ²	
Bedroom 2	3.16m (10'4") x 2.60m (8'6")	EPC Rating: C	
Shower Room	2.79m (9'2") x 1.53m (5')		



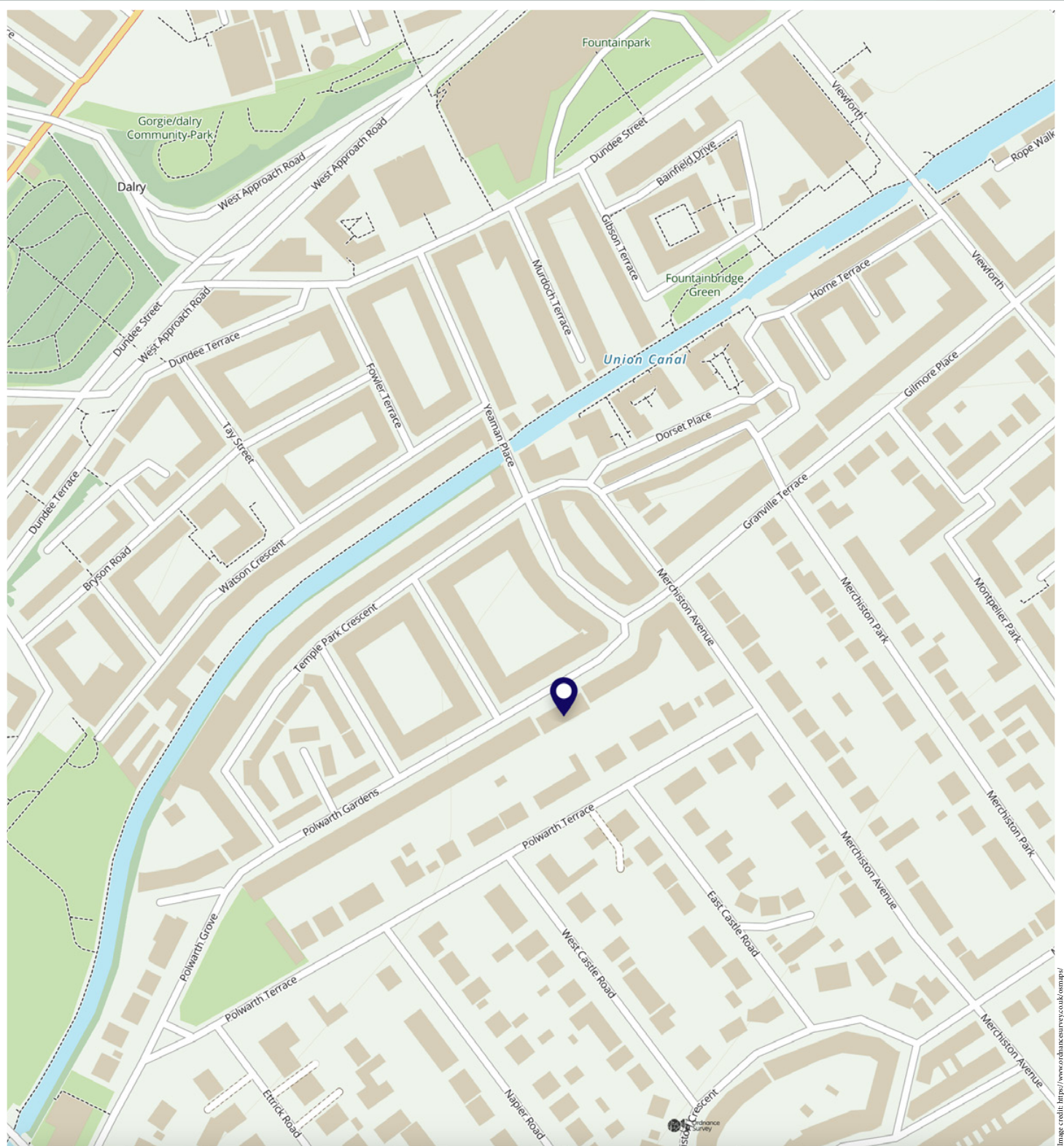
Polwarth is an increasingly popular residential area approximately three miles to the South-West of the city centre; with a range of excellent local amenities available, including a good selection of services ranging from small speciality shops together with some of Edinburgh's finest bars and bistros and a wonderful array of cosmopolitan restaurants.

Within close walking distance of the flat are the open playing fields at Harrison Park, as well as the attractive Bruntsfield Links and the extensive Meadows nearby.

Theatres and cinemas are all within easy reach, together with some of Edinburgh's finest art galleries and sites of historical interest.

For the more energetic person, there are cycle paths and the Union Canal has walk-ways to the newly regenerated Edinburgh Quay development location close by.

The Location



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