




McEwan Fraser Legal

Solicitors & Estate Agents

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32/14 Bryson Road

POLWARTH, EDINBURGH, EH11 1DX



Polwarth

EDINBURGH, EH11 1DX

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. It is, therefore, an exceptionally well-served area but should more extensive facilities be required, they can be readily enjoyed nearby in Bruntsfield or at Tollcross or, for that matter, the city centre itself. From here, the trip to Princes Street using one of the many and frequent bus services that pass through the area take as little as ten to fifteen minutes via Tollcross and Lothian Road.

Lothian Road is where Edinburgh's formal entertainment facilities tend to be very highly concentrated. Here there are theatres and cinemas, all manner of restaurants and bars, indoor sports facilities and discotheques, all within walking distance. Fountain Park cinema complex with its various bars and restaurants are situated a few minutes walking distance from the property.

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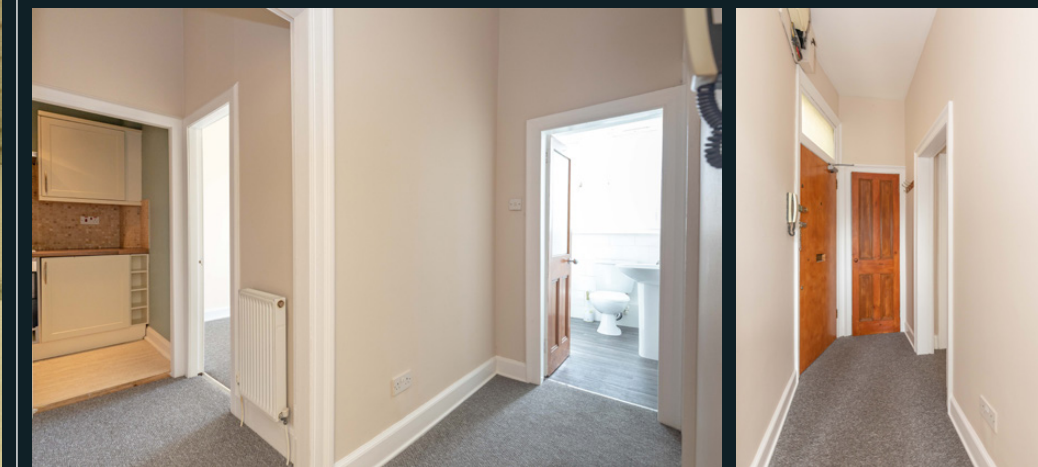
McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb one bedroom apartment which is within striking distance of Edinburgh city centre. Internally, the property is in excellent order and would represent an amazing first-time buy or a buy-to-let investment. For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

The accommodation is focused towards a welcoming lounge which is bright, neutrally decorated and retains plenty of period character. Ample floor space gives plenty of options to personalise the space. The separate kitchen 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 electric oven.

A very generous sized double bedroom boasts ample floor space for a large frame bed and plenty of free-standing storage. The accommodation is completed by a modern bathroom which is partially tiled and includes a three-piece white suite with shower over bath.

To the rear, the property also enjoys access to a communal garden.

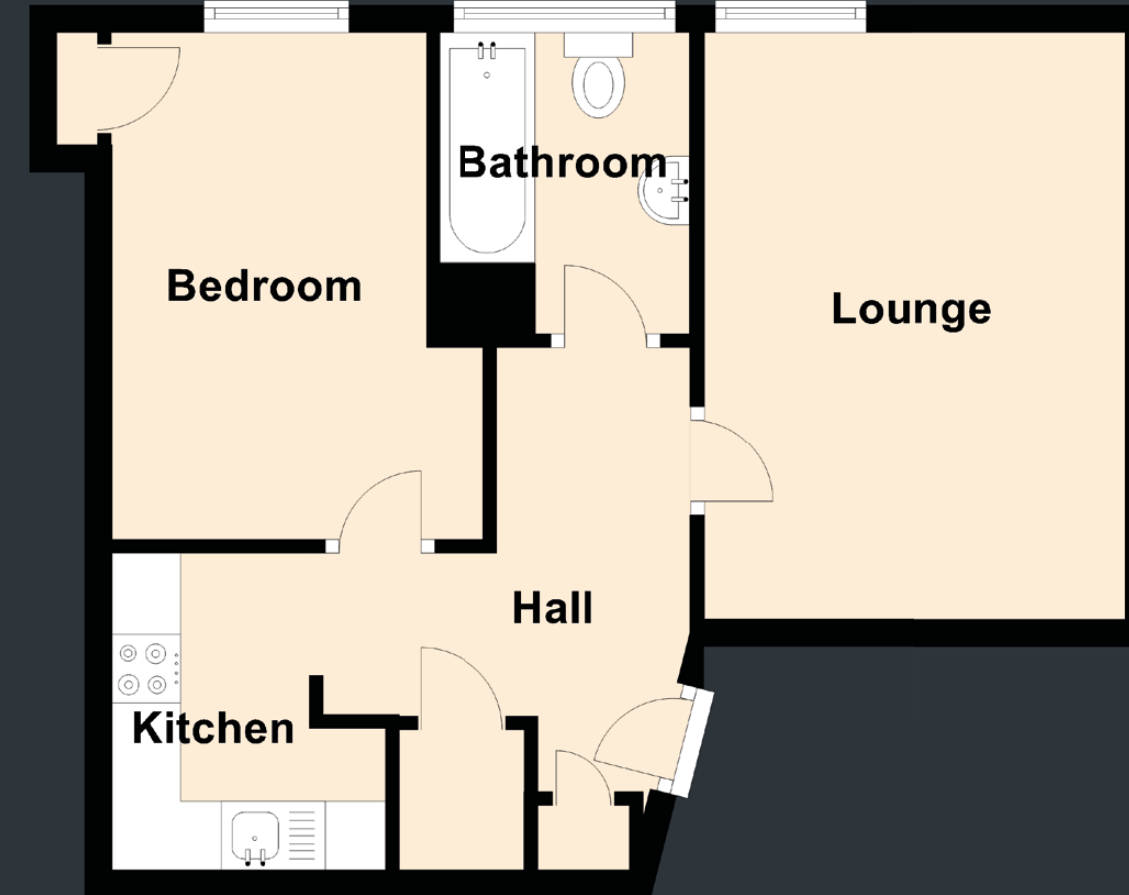
This is a fantastic property in a superb location and early viewing is highly recommended.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.29m (14'1") x 3.08m (10'1")
Kitchen	2.31m (7'7") x 1.44m (4'9")
Bedroom	3.71m (12'2") x 2.30m (7'7")
Bathroom	2.20m (7'3") x 1.83m (6')

Gross internal floor area (m²): 42m²

EPC Rating: D

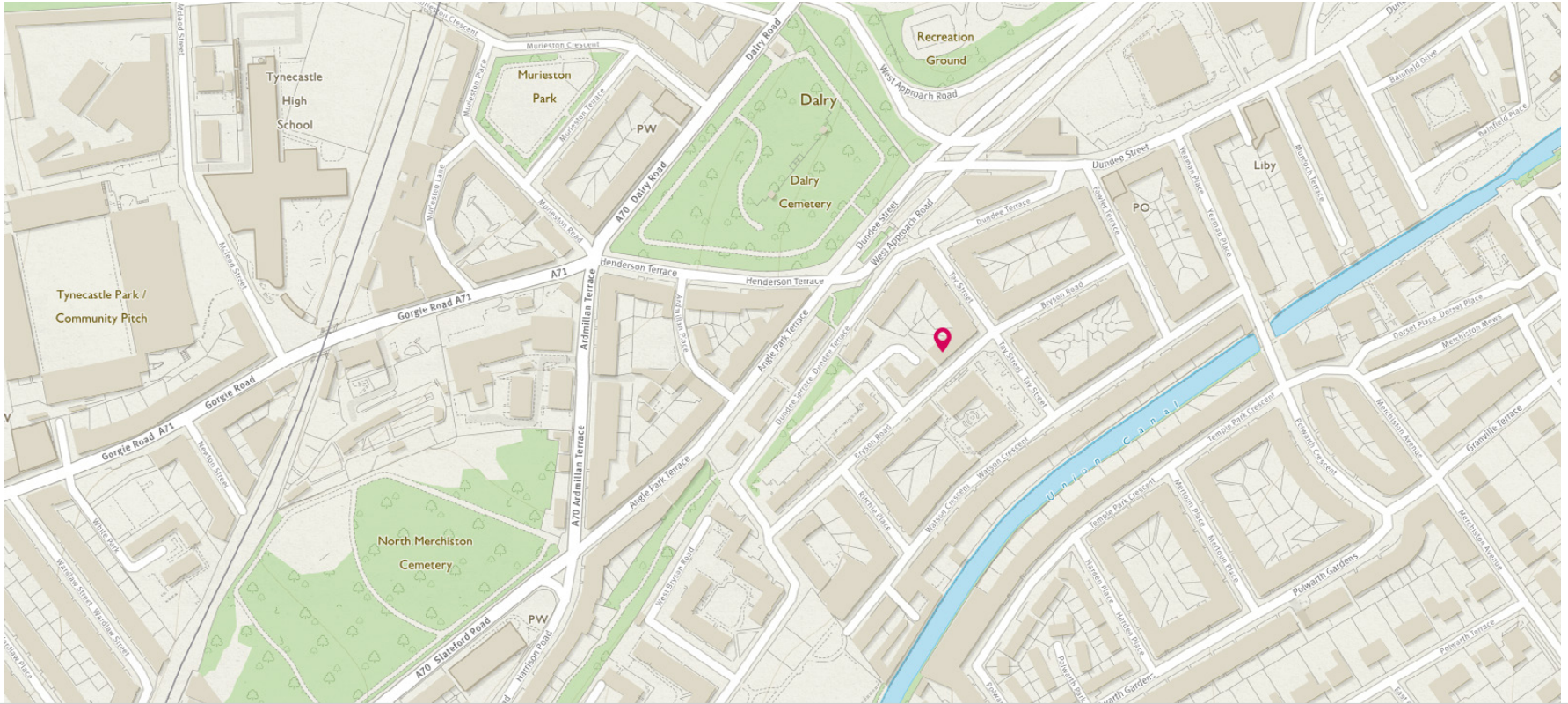


Image credit: <https://www Ordnance Survey.co.uk/omaps/>



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**Part
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