



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**9 Polwarth Crescent**

EDINBURGH, EH11 1HP

# POLWARTH

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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 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.





# 9 POLWARTH CRESCENT

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Offered to the market chain free, 9 Polwarth Crescent is a fantastic, two double bedroom, main door flat in one of Edinburgh's most sought after residential areas.

This beautiful flat retains a host of original period features including cornicing, wooden flooring, natural woodwork and high ceilings throughout. Internally, the property offers great flexibility with a fantastic flow through the entertaining space. All rooms offer fantastic proportions and the property enjoys a contemporary modern feel to the décor. Internal viewing is highly recommended.

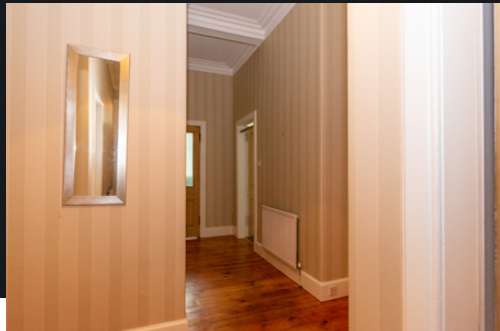
Internal accommodation is focused on a stunning lounge with a large bay window. Period features dominate and make for a warm and engaging space. There is ample floor space on offer which gives plenty of scope to configure the room to taste. To the rear, a door opens into the kitchen

which sits between the lounge and dining room.

The kitchen itself comprises a generous range of contemporary base and wall mounted units. There is plenty of prep and storage space, integrated hob and oven, dishwasher and a free standing fridge freezer. The wall to the rear of the kitchen has been removed to allow a natural flow into the dining room to the rear. This naturally bright space can easily accommodate a six or eight seat dining table.

Internal accommodation also includes two ample double bedrooms and a stylish bathroom. For extra warmth and comfort, the property boasts gas central heating and double glazing. An internal door gives access to the main close and the communal rear garden.

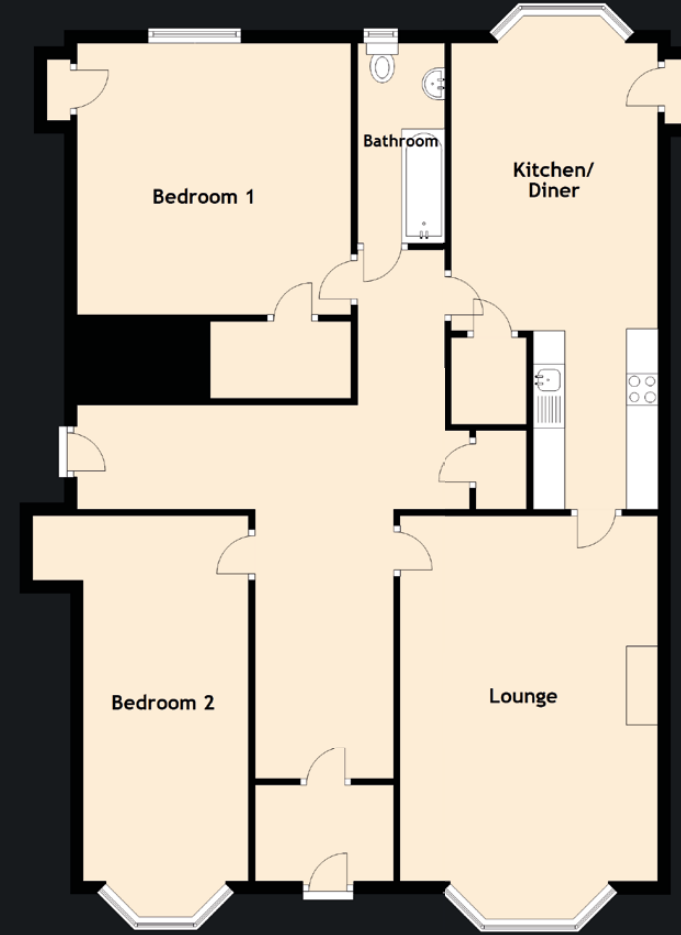
This is a phenomenal property and internal viewing is highly recommended.





# SPECIFICATIONS & DETAILS

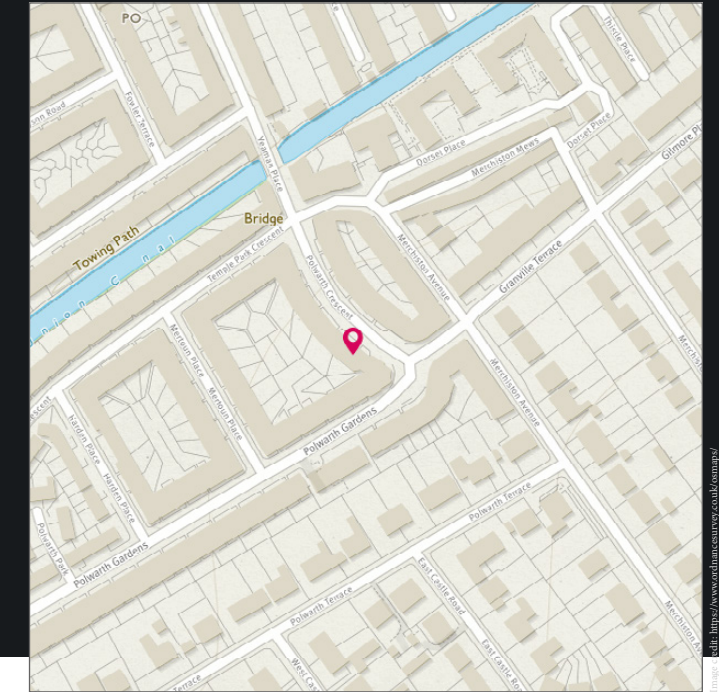
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.78m (22'3") x 4.07m (13'4")
Kitchen/ Diner	7.35m (24'1") x 3.25m (10'8")
Bedroom 1	4.32m (14'2") x 4.27m (14')
Bedroom 2	5.77m (18'11") x 2.50m (8'2")
Bathroom	3.14m (10'4") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 113m<sup>2</sup> | EPC Rating: D






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Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
 Surveyor



Professional photography  
**HAYLEY MATEAR**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer