



  
**McEwan Fraser Legal**  
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**70/2f1 Polwarth Gardens**

POLWARTH, EDINBURGH, EH11 1LL

## 70/2F1 POLWARTH GARDENS, POLWARTH, EDINBURGH, EH11 1LL

LARGE WELL-PRESENTED SECOND FLOOR, THREE BEDROOM  
FLAT. IN EDINBURGH'S CENTRAL POLWARTH AREA.

Polwarth is an increasingly popular residential area located 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. Excellent schooling for all ages is well catered for and close at hand, Local Authority and private nursery, primary and secondary schools are all within easy reach, most notably Bruntsfield Primary and St. Cuthbert's RC Primary, Boroughmuir High School and St. Augustine's RC High School. George Watson's College and George Heriots are also easily accessible from the property. A good choice of recreational opportunities in the vicinity include the picturesque open playing fields at Harrison Park as well as the nearby Bruntsfield Links and The Meadows with tennis courts and play-parks, or for the more energetic person, the Union Canal has walk-ways to the newly regenerated Edinburgh Quay development.

This second floor flat forms part of a beautiful Victorian tenement and is entered off a well-kept common stairwell via a security entry phone system. The flat boasts great flexibility with three generously proportioned double bedrooms, a spacious living room and an open plan kitchen/dining room. The flexibility arises with two large, fabulous rooms either of which can be used as the living room or bedroom. The property has an enviable aspect and enjoys a great deal of sunlight particularly in the lounge, where there is a delightful bay window. Bright colours have been used throughout giving the property a warm and welcoming feel and a wealth of period features such as fireplaces, decorative cornicing. The property further benefits from gas central heating, double glazing and entry phone system. It is anticipated the property will be of particular interest to the professional or family and the investor. Early viewing is highly recommended to appreciate the space and flexibility that is on offer. The accommodation briefly comprises entrance hall with wooden flooring, walk in storage, fabulous living room with wooden floor, cornice, bay window, wealth of fireplaces can be found and shelved storage, fitted kitchen with recessed dining area, master bedroom with with cornice and wooden floors, second spacious double bedroom with a fireplace, third double bedroom suitable for various furniture arrangements and bathroom with cream three piece suite and shower over bath.

Externally there is on street residents and visitors parking as well as a well maintained communal garden.



# PROPERTY SPECIFICATIONS



## Approximate Dimensions (Taken from the widest point)

Living Room	4.80m (15'9") x 4.00m (13'1")
Kitchen	7.71m (25'3") x 3.36m (11')
Bedroom 1	4.80m (15'9") x 3.35m (11')
Bedroom 2	5.63m (18'6") x 3.13m (10'3")
Bedroom 3	4.80m (15'9") x 2.73m (8'11")
Box Room	2.80m (9'2") x 2.18m (7'2")
Bathroom	3.16m (10'4") x 1.27m (4'2")

Gross internal floor area (m<sup>2</sup>): 126m<sup>2</sup>

EPC Rating : C

Extras (Included in the sale): Fridge/freezer, washing machine and two antique wardrobes in bedrooms.

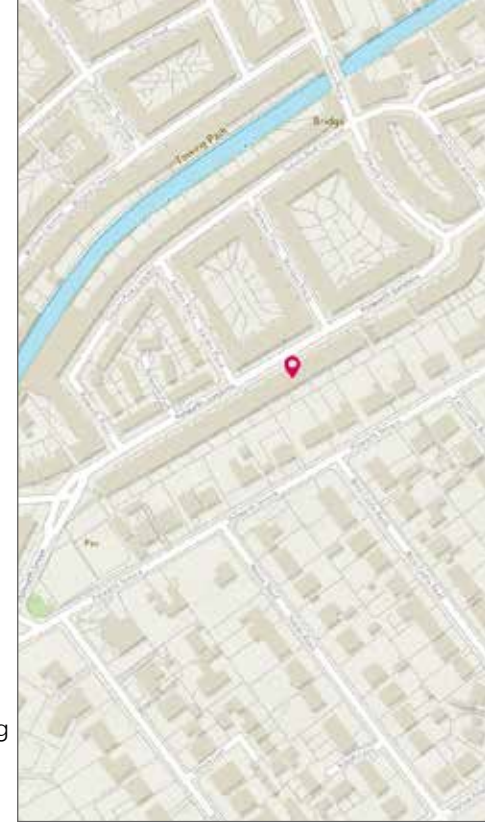


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