



  
**McEwan Fraser Legal**  
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**48 Polwarth Gardens**

POLWARTH, EDINBURGH, EH11 1LN



# POLWARTH

EDINBURGH, EH11 1LN

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.

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 Heriot's are also easily accessible from the property as are Napier University on nearby Colinton Road with Edinburgh and Heriot-Watt Universities relatively close by.

A good choice of recreational opportunities is available in the vicinity including the tennis courts and bowling green further along from the flat at 48 Polwarth Gardens leading to picturesque open playing fields at Harrison Park;

Bruntsfield Links and The Meadows, including additional tennis courts and play-parks nearby.

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

Polwarth is conveniently located for anyone requiring to travel in and out of Edinburgh with easy access available by bus or car to the city centre, and surrounding hospitals and districts, and to the City By-Pass, linking to the motorway networks beyond. Convenient access to Haymarket Railway Station is provided by a pedestrian underpass running beneath the Western Approach Road just off Dundee Street close by.







# 48 POLWARTH GARDENS

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This bright and airy ground floor main door flat forms part of a beautiful Victorian tenement and is entered off a well-kept private front garden at street level. The flat boasts great flexibility presently consisting of three generously proportioned bedrooms, a large, bright and spacious living/dining room kitchen and various large boxrooms and cupboards and offers fantastic potential to be altered and upgraded to form a more modern family home.

The property further benefits from gas central heating. 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 tiled vestibule, entrance hall carpet throughout, excellent sized living/dining room with a fitted kitchen off giving access to, and overlooking, the private yard and grassed garden area to the rear.

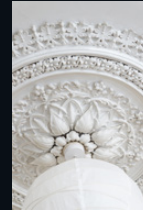
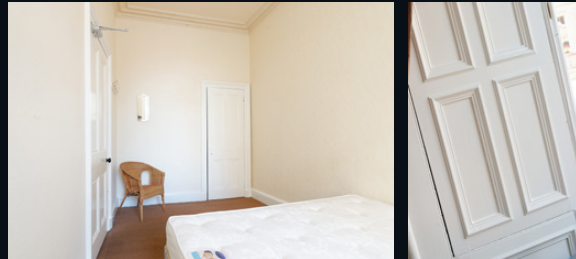
The master bay windowed bedroom offers an array of options for furniture

configurations with beautiful cornicing and an attached sizeable central box room, which could be put to a multitude of different uses. Two further large bedrooms, one with a fully plumbed washbasin facility, and one with an additional large box room storage cupboard off. There are a further two large cupboards off the central hallway offering additional ample storage space. To complete the accommodation, located at the centre rear, is the family shower/bathroom.

Externally there are Lothian Bus Stops to and from the City Centre and on-street residents and visitors parking facilities.

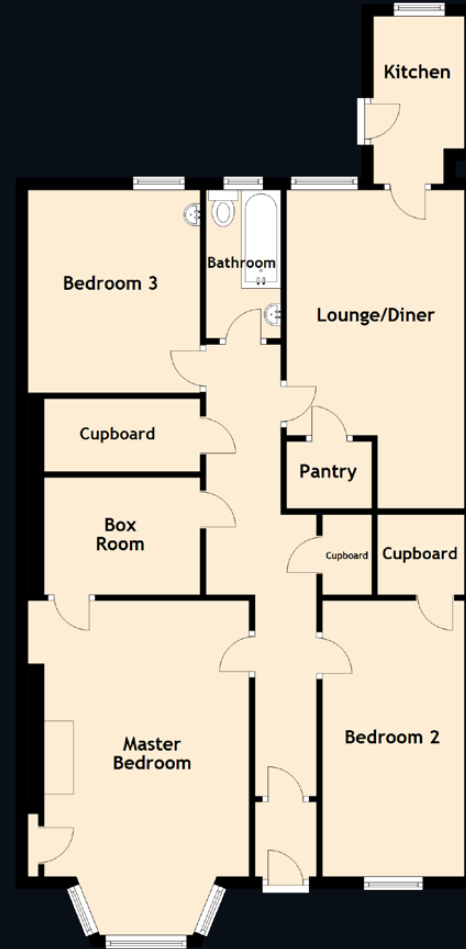






# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	5.43m (17'10") x 3.03m (9'11")
Kitchen	2.26m (7'5") x 1.55m (5'1")
Master Bedroom	4.70m (15'5") x 3.49m (11'5")
Box Room	2.20m (7'3") x 2.00m (6'7")
Bedroom 2	4.70m (15'5") x 2.42m (7'11")
Bedroom 3	3.46m (11'4") x 2.90m (9'6")
Bathroom	2.53m (8'4") x 1.27m (4'2")

Gross internal floor area (m<sup>2</sup>): 108m<sup>2</sup>

EPC Rating: D

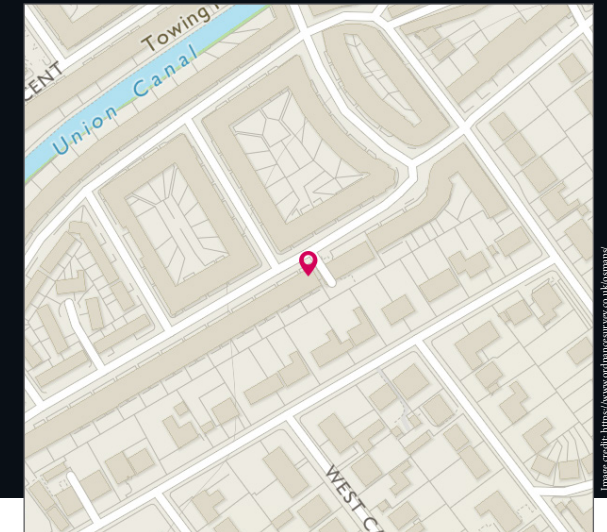


Image credit: <https://www.coordiansurvey.co.uk/kampy/>





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