



## 31/6 Polwarth Crescent

POLWARTH, EDINBURGH, EH11 1HR

Solicitors & Estate Agents

0131 524 9797





## **31/6 POLWARTH CRESCENT**

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McEwan Fraser is delighted to present this magnificent one-bedroom as a home office. A secondary box second-floor tenement flat to the market. Presented in excellent internal from the hallway. order, the property has retained a wealth of period features and enjoys superb proportions throughout. This larger style of one-bedroom flat, with a dining kitchen, has always proved popular in Edinburgh due to the versatile living space and long term potential for conversion to two beds.

Arranged around a central hallway with integrated storage, the internal accommodation is focused towards a traditional bay fronted living room that boasts high ceilings, double glazed sash and case windows, high skirting boards and original coving. A lovely fireplace with gas fire provides a natural focal point for the room and there is ample floor space for a purchaser to create their ideal entertaining space. A door to one end of the living room as well as a door from the hall gives access

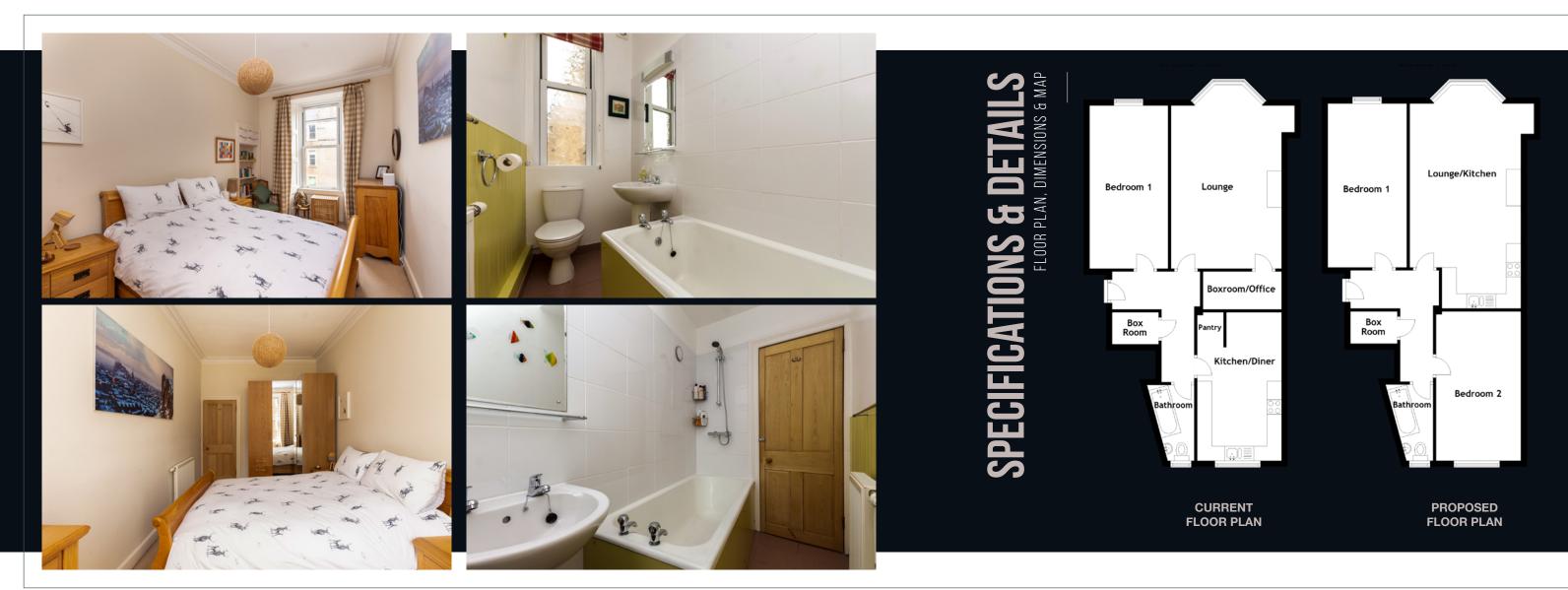
to a box room currently being used room for further storage is accessed

Dinner parties will be easy in the large dining kitchen which overlooks the communal rear garden. A range of base and wall mounted units are arranged around a gas hob and double oven. The kitchen offers ample prep and storage space with a dedicated pantry to one side. The bedroom is a well-proportioned double and as with the living room, the bedroom has retained many original features. Internal accommodation is completed by a bright modern bathroom that is partially tiled and enjoys a three-piece suite with shower over bath.

Externally, there is a generous and well presented communal garden. The street has plenty of resident's permit parking and you have a range of shops at hand for day to day necessities.







Approximate Dimensions (Taken from the widest point)

Current Floor Plan

Lounge	660m (21'8") x 3.80m (12'6")
Box Room/Office	2.70m (8'10") x 1.30m (4'3")
Kitchen/Diner	5.10m (16'9") x 2.90m (9'6")
Pantry	1.20m (3'11") x 0.90m (2'11")
Box Room	1.60m (5'3") x 1.10m (3'7")
Bedroom 1	5.60m (18'4") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Proposed Floor Plan

Lounge/Kitchen	8.00m (26'3") x 3.80m (12'6")
Box Room	1.60m (5'3") x 1.10m (3'7")
Bedroom 1	5.60m (18'4") x 2.70m (8'10")
Bedroom 2	5.10m (16'9") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 77m² EPC Rating: C



## **POLWARTH** EDINBURGH, EH11 1HR

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.

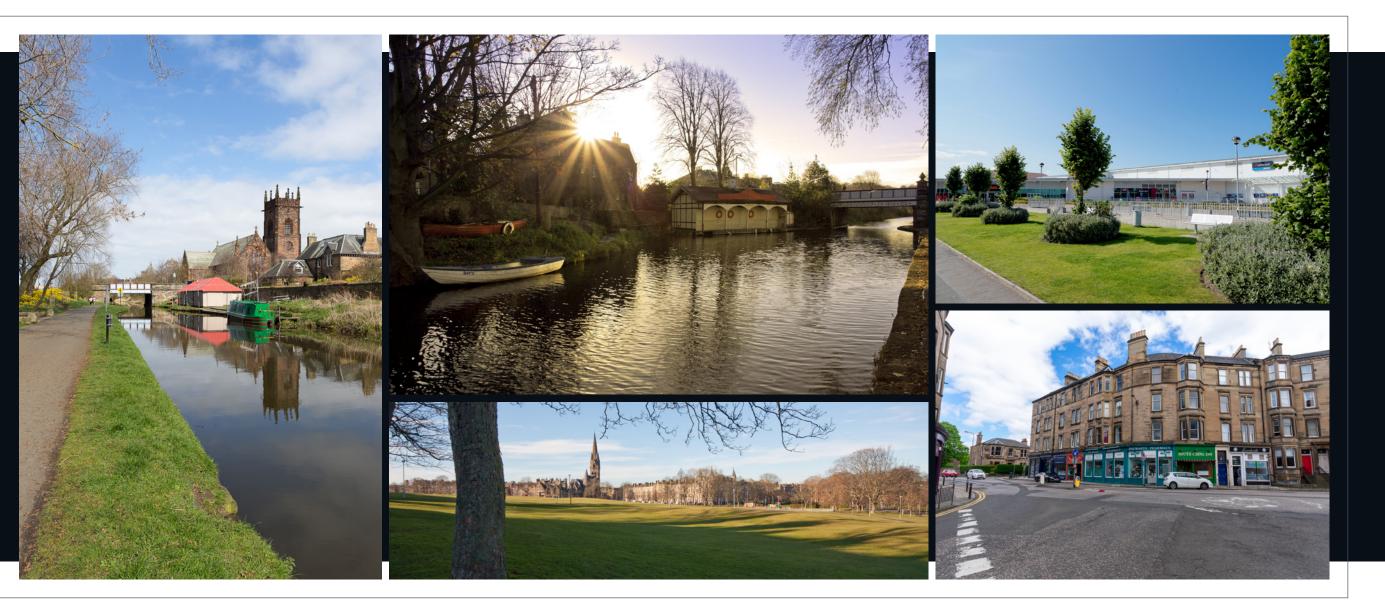
Local shopping is as convenient as it is extensive, Polwarth provides a great deal more than normal daily requirements. The centre has a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is an excellent choice of delightful cafes for sitting in and take away, 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 five to ten minutes via Tollcross and Lothian Road, or a leisurely stroll in less than twenty minutes.

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. The Fountain Park complex with its cinema, 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.







## Solicitors & Estate Agents

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk



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