

116/8 Polwarth Gardens

POLWARTH, EDINBURGH, EH11 1LH



*SPACIOUS TWO BEDROOM FLAT IN
EDINBURGH'S POPULAR AREA OF POLWARTH*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom flat in the popular area of Polwarth.

Inside, the property comprises a spacious living area, which is rear-facing, bright due to the large Juliet balcony doors, and offers various possibilities for furniture configurations.





There is a fully equipped kitchen which is accessed from the lounge/diner. The kitchen is equipped with hob, fan oven and white goods.





The flat boasts two double bedrooms, one is slightly larger than the other, both are fitted with integrated wardrobes.







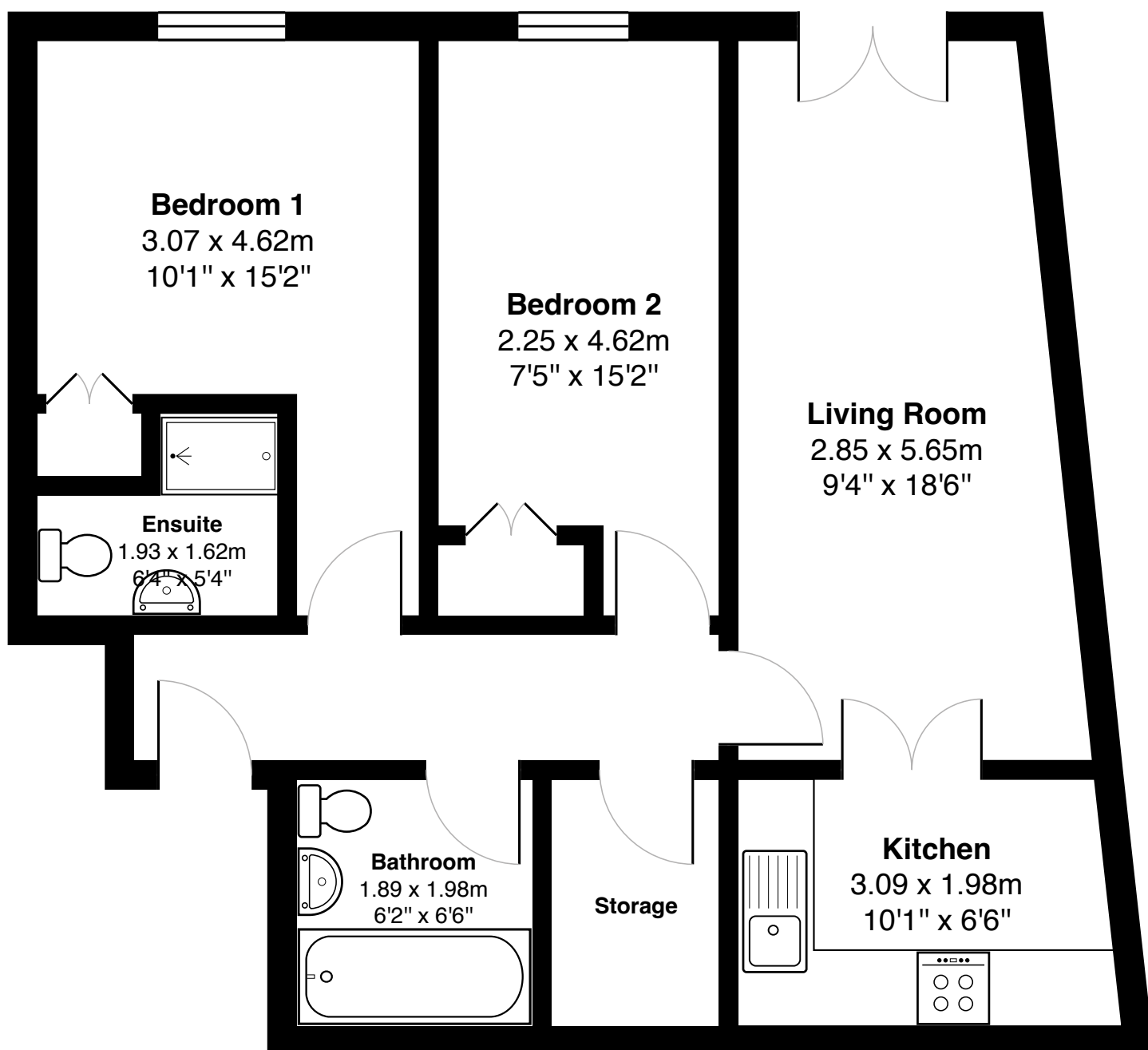
Bedroom 2





There is one three-piece bathroom within the property which is fitted with a modern white three-piece suite and an en suite shower room off the master bedroom.





Gross internal floor area (m²): 58m²

EPC Rating: B



In addition to this, the property includes central heating, double-glazed windows and off-street secured parking.



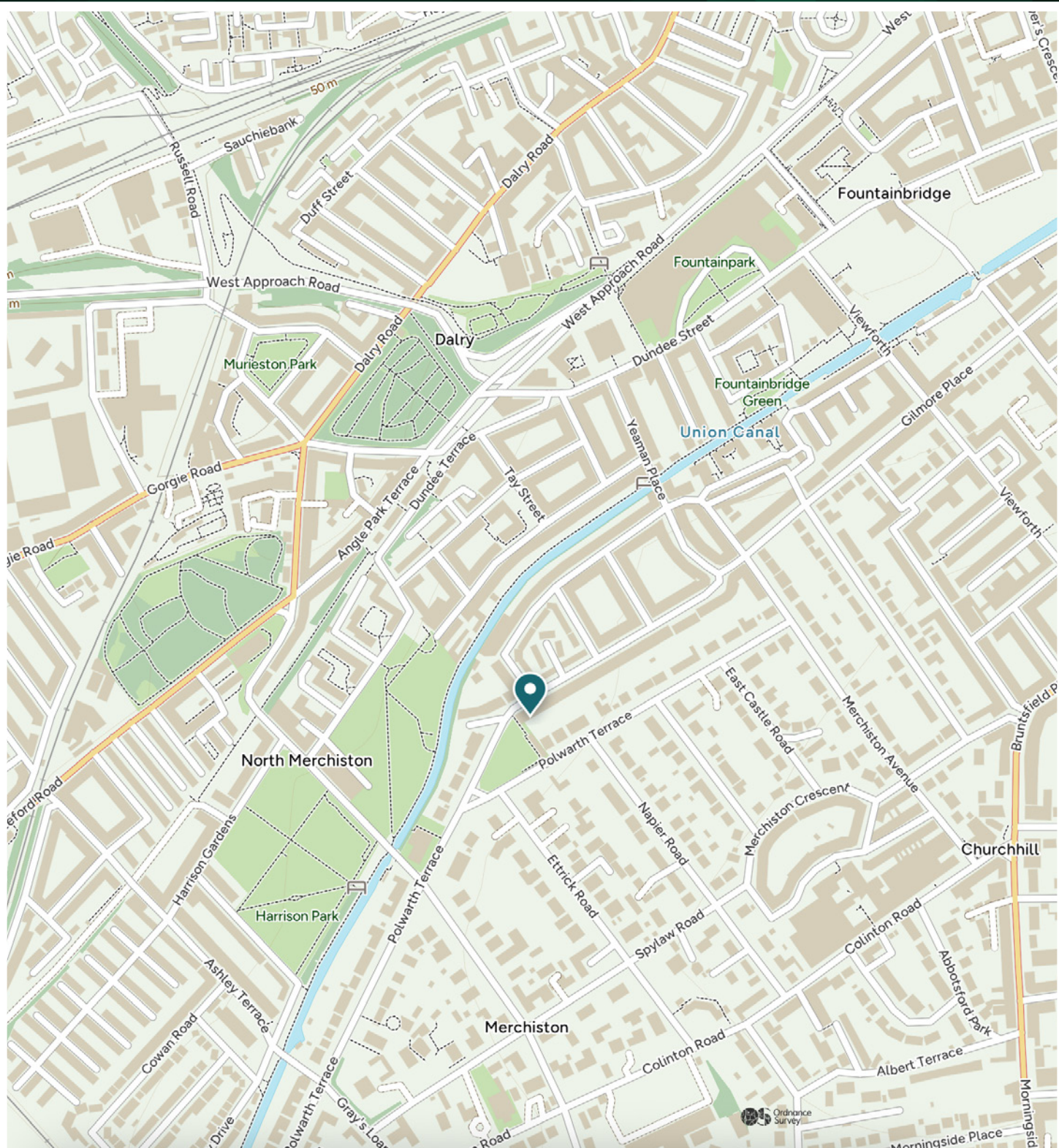


Polwarth is one of Edinburgh's most desirable residential neighbourhoods, offering an ideal mix of tranquillity and city living. Located in the vibrant south-west, it features elegant period homes, tree-lined streets, and picturesque walks along the Union Canal. The area is popular with professionals, families, and students thanks to its welcoming community, excellent amenities, and proximity to the city center.

Bruntsfield and Morningside, just a short walk away, provide boutique shopping, cosy cafés, and diverse dining options, while Fountain Park offers leisure facilities including a cinema, gym, and bowling. Families benefit from access to top schools like Bruntsfield Primary, Boroughmuir High, and the prestigious George Watson's College.

Transport links are outstanding, with frequent buses, Haymarket Station for national rail connections, and the canal providing a scenic route for cyclists and pedestrians into the city or countryside. With its blend of green space, convenience, and charm, Polwarth is a standout choice for those seeking the best of Edinburgh living.

The Location



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Exchange
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