



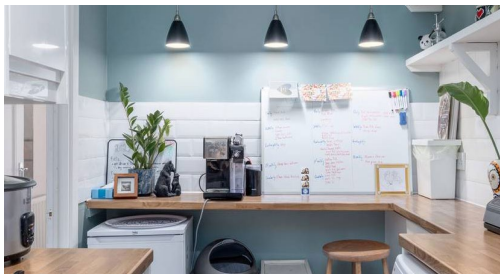
24/5 Polwarth Crescent,
Polwarth, Edinburgh, EH11 1HN.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- An attractive & generously proportioned bay windowed living room with feature fireplace & storage.
- Space for table & chairs.
- Box room/office.
- Modern fitted kitchen with appliances.
- Breakfast bar with stools.
- Good-sized double bedroom with fitted bedroom wardrobes.
- Further double bedroom with storage.
- Bedroom three with fitted storage - currently used as a study.
- Freshly presented bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A second-floor flat part of the traditional building in the vibrant Polwarth district of the city, perfectly positioned for access to an excellent range of local amenities and a short journey to south of Edinburgh City Centre which is within walking distance. The property would make an ideal purchase for professional person/couple or perhaps letting purposes.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

D.
APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
APPROXIMATELY 6.9 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Polwarth Crescent is situated in the popular residential area of Polwarth, lying southwest of the City Centre. Local shops cater for everyday needs with a large choice of supermarkets all within proximity. For recreational activities, Harrison Park and the Union Canal are very nearby, with the green open spaces of the Bruntsfield Links & the Meadows, as well as Merchiston Tennis Club, Craiglockhart Sports Centre and Craiglockhart Hill. Fountain Park Leisure complex with a Health Club, bowling alley, multiplex cinema, bars, and restaurants is within walking distance. Merchiston, Tollcross, Bruntsfield and Morningside are within approximately 1 mile of the property and offer a variety of specialist shops, restaurants, and bars. Catchment schools in the area include Bruntsfield Primary, Boroughmuir High, St Cuthbert's RC Primary and St Augustine's RC High, with Edinburgh and Napier University campuses close by. Regular buses operate to and from the city centre and surrounding areas, and Haymarket Train Station & the City Bypass are easily accessible with links to the major motorway networks.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE STANDING AUTOMATIC WASHING MACHINE, TWO FRIDGES WITHIN THE KITCHEN AND FREEZER WITHIN THE RECEPTION HALL CUPBOARD. THE WALL-MOUNTED TELEVISION WITH BRACKETS, SHELVING AND MIRRORS WITHIN THE PROPERTY WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE.



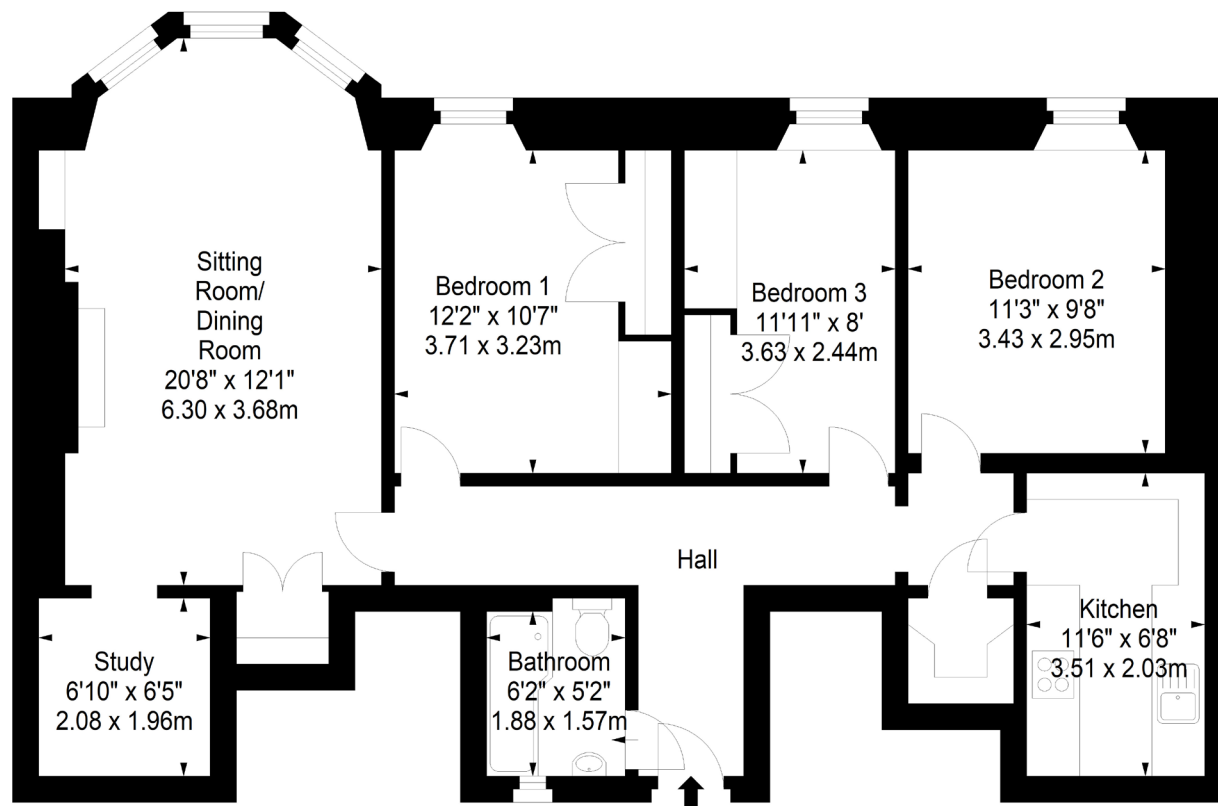
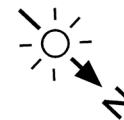


ENERGY PERFORMANCE
CERTIFICATE RATING C

Polwarth Crescent,
Edinburgh,
Midlothian, EH11 1HN



Approx. Gross Internal Area
937 Sq Ft - 87.05 Sq M
For identification only. Not to scale.
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Second Floor

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.