



Deans Properties

Deans Solicitors and Estate Agents LLP



**52 (1F2) Polwarth Gardens
POLWARTH, EH11 1LL**



FIRST FLOOR FLAT

- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Boxroom
- Shower Room
- Communal Rear Garden
- On Street Permit Parking
- GCH
- EPC Rating - D



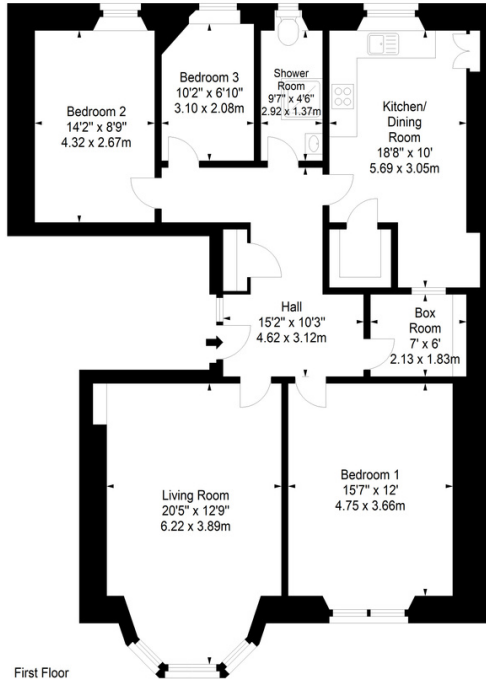
Viewing is recommended to appreciate the spacious accommodation on offer of this first floor flat, forming part of a traditional tenement in the popular district of Polwarth, in the South-West of Edinburgh. The convenient location offers easy access to local amenities, such as Fountainpark Leisure Complex. The sought-after area of Bruntsfield is just a short distance away, with many popular cafes and shops. The property is within easy reach of the Union Canal, a popular walking and cyclist path and Harrison Park. There are excellent public transport links offering swift access to the city centre and airport. The accommodation on offer comprises; an entrance hallway, a bright and spacious living room with bay window, modern fitted kitchen/dining room, three good sized bedrooms and boxroom, which would make an ideal home office. There is a modern fitted shower room. Further features include original cornicing, communal rear garden and on street permit parking. The property has gas central heating. Items included in the sale are floor coverings, curtains, oven, hob, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



Polwarth Gardens,
Edinburgh, EH11 1LL



Approx. Gross Internal Area
1113 Sq Ft - 103.40 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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