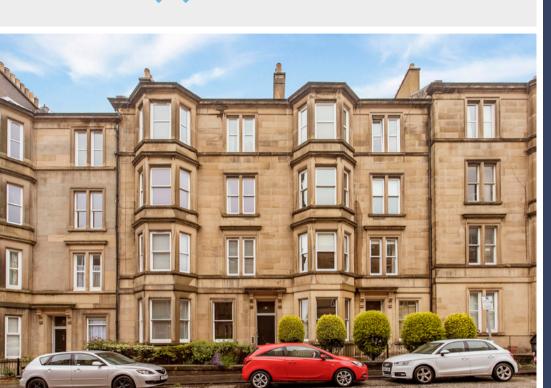
# **Watermans**





0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk



# 39 (3F3) Polwarth Gardens, Polwarth Edinburgh, EH11 1LA







## **Property Summary**

This traditional third/top-floor flat is a charming one-bedroom residence with a desirable location in popular Polwarth. Ideal for professionals, couples, and first-time buyers, as well as a rental investors, the home is within easy reach of the city centre, in addition to excellent amenities, schools, and transport links. It is well-presented throughout in neutral hues, providing a blank canvas and a move-in condition. It further benefits from great built-in storage and access to controlled permit parking – a handy feature in the capital.









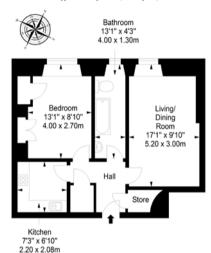
#### **Features**

- A well-presented third/top-floor flat
- Part of a traditional building
- Convenient location in Polwarth
- Lightly decorated interiors throughout
- Welcoming hall with two store cupboards
- Bright and airy living/dining room
- Well-appointed kitchen
- Spacious bedroom with built-in storage
- 3pc bathroom with overhead shower
- Communal rear garden
- Controlled permit parking (Zone S3) Electric heating and double glazing



# Floorplan

Top Floor Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 44.4 sq. metres (477.9 sq. feet)

EPC Rating - D | Council Tax band - C | Home Report value - £175,000

Extras: All fitted floor and window coverings, light fittings as well as the integrated oven, electric hob, undercounter fridge, washing machine and all furniture to be included in the sale. Please note: this property will be sold as seen with no warranties or guaranties given to the working order of the systems and appliances.



# Price & Viewings

Please refer to our website www.watermans.co.uk

## Edinburgh

5–10 Dock Place, Leith, EH6 6LU 0131 555 7055 property@watermans.co.uk

### Glasgow

193 Bath Street, Glasgow, G2 4HU 0141 483 8325 property@watermans.co.uk

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These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed, Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to thave 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.