



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.

Please contact us for more information:

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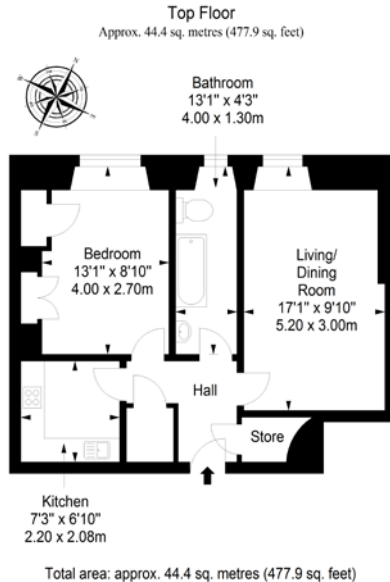


Features

- 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



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 guarantees given to the working order of the systems and appliances.

Price & Viewings

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

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