



Dorset Place
Edinburgh
EH11 1JQ

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Offers Over £259,000

The property is in a great location and has some fantastic elevated views to the front over the canal and with views of the hillside beyond. At the rear there are lovely landscaped garden grounds and parking spaces with this property having it's own private space.

The building is entered via security controlled front door with stairs leading to all levels. There is also a further door at the rear which takes you to the parking areas.

Internally the apartment is well presented with bright and spacious rooms, fresh decoration and has an equally pleasant outlook at the rear from both bedrooms.

The accommodation comprises hallway, large walk in storage cupboard which also has an access to a loft storage area.

The main living room has a bay window to the front providing an excellent view and at the far side of this room is ample space for a dining table if required.

The kitchen has a range of floor and wall mounted storage units with integrated hob, oven and hood, stainless steel sink, plumbing for washing machine and a new worktop surface area. Window to the front.

There are two double bedrooms, one of which has the en suite area converted into what is now an excellent office space but again if someone wanted to change this to provide a shower room (subject to warrant) then it would be a relatively simple alteration given it was originally built as an en suite.



Home Report Valuation £265,000

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Reference: HP756290
Postcode: EH11 1JQ

Council Tax Band D

EPC Rating D



The second bedroom is also an excellent size and has mirror fronted wardrobes opening to excellent storage with double depth at one side.

Main bathroom with three piece suite comprising panelled bath, wash hand basin and a w.c. Fresh decoration and large wall mounted feature mirror.

The property further benefits from new upgraded electric heaters and has double glazing throughout.



Council Tax: D - £1949.98 inclusive of water and sewage (based on 2023/2024 tax year) - Edinburgh City Council

Tenure: Freehold

Electricity Supply Mains connection circuit breaker distribution board is fitted and located within the hallway cupboard

Water Supply Scottish Water

Sewerage Scottish Water

Heating Electric - wall mounted modern radiators. Hot water is provided by a modern hot water cylinder in the hallway cupboard

Broadband: 1000 MBPS (Potential download speed)

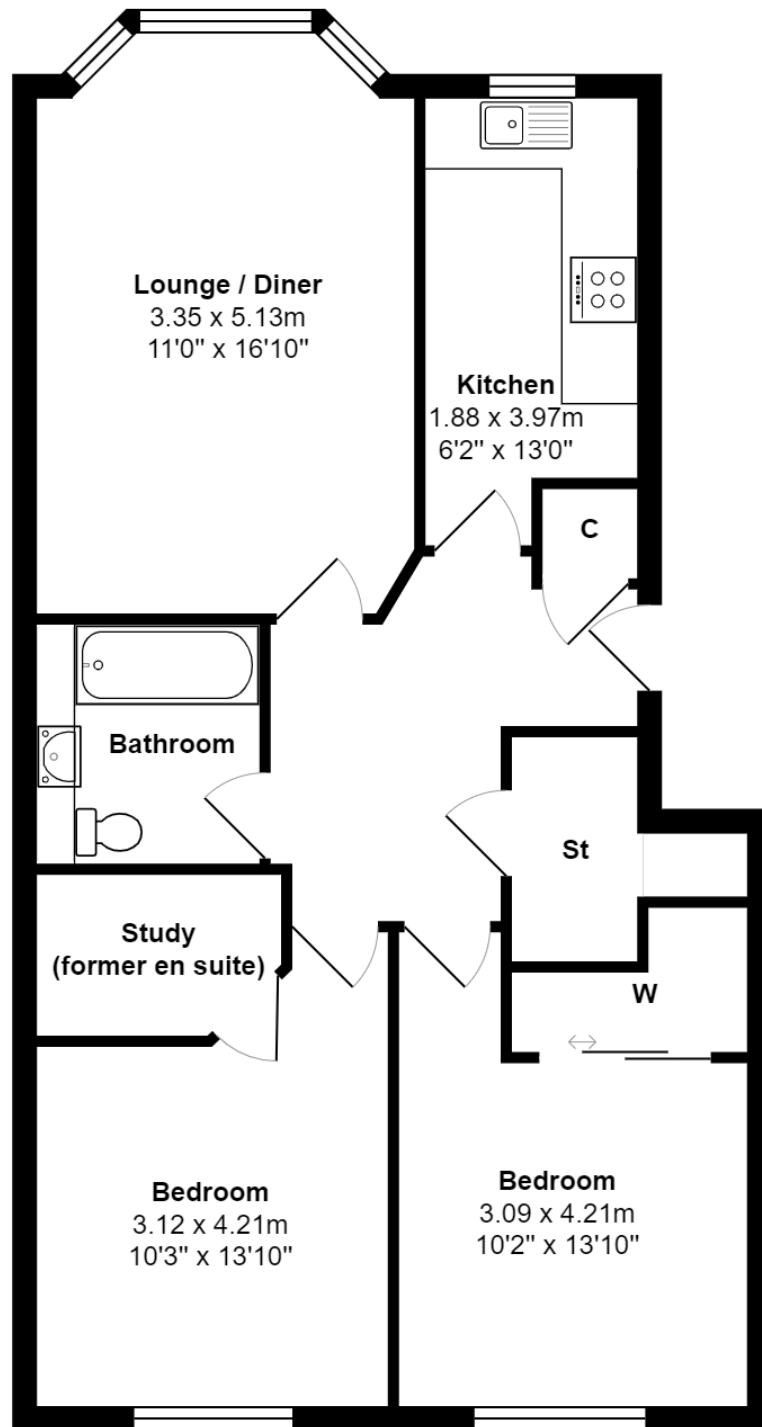
Mobile Signal/Coverage: Full 4G and potential 5G outdoor coverage

Parking: Allocated Parking Space

Factoring costs - The development is managed by Philip Bald Accountancy on behalf of The Dorset Place Proprietors Association at an approximate annual cost of c. £800 which includes maintenance of the communal areas and buildings insurance. Additional repair costs are shared between the property owners.



Vendor Comments



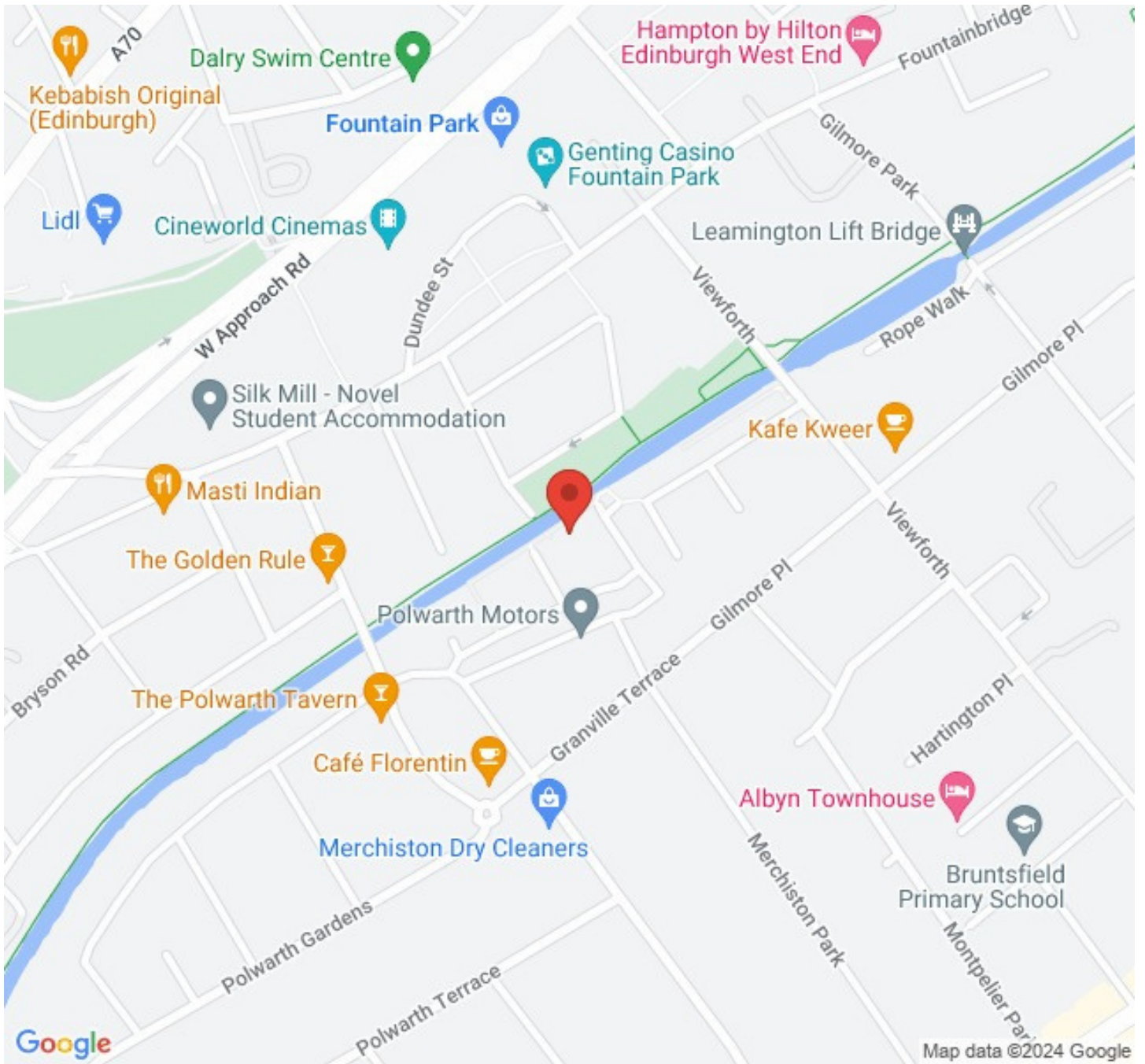
Total Area: 68.1 m² ... 733 ft²

All measurements are approximate and for display purposes only

Location

Located approximately 1½ miles south west of Edinburgh City Centre, Dorset Place is situated in the popular area of Polwarth with excellent local amenities, easy access to the West End, neighbouring Bruntsfield, Merchiston, Slateford and Dalry. Polwarth is ideally placed for both Edinburgh and Napier Universities. Frequent bus services connect to the city centre and the west of Edinburgh. The tram network is also available from Haymarket, South Gyle and Edinburgh Airport. Recreational facilities nearby include Harrison Park, the Union Canal, a mix of bars/restaurants, and Fountain Park.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.