

**6/1 Tay Street
Edinburgh EH11 1EA**

Offers Over £155,000

- Kitchen/dining/living room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included in sale
- Double bedroom with fitted wardrobes
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing
- Communal garden to rear and private front garden space
- On-street permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £140

Shared Ownership: No



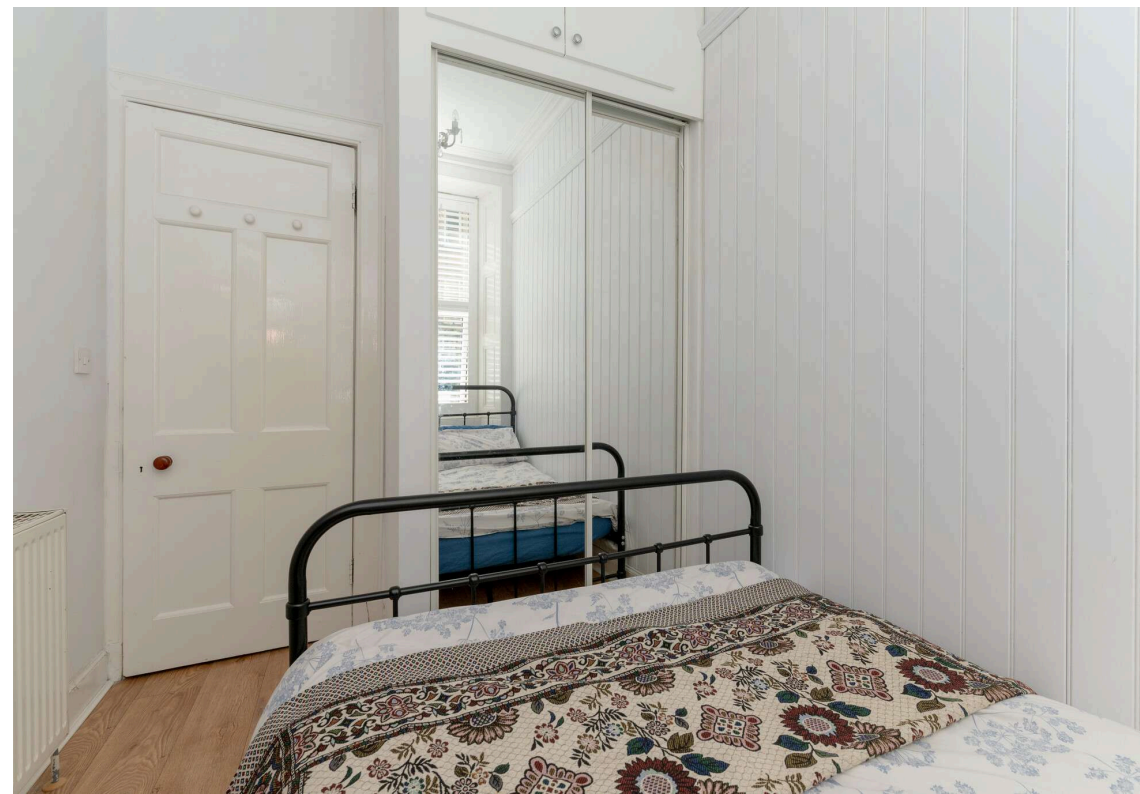
Flat

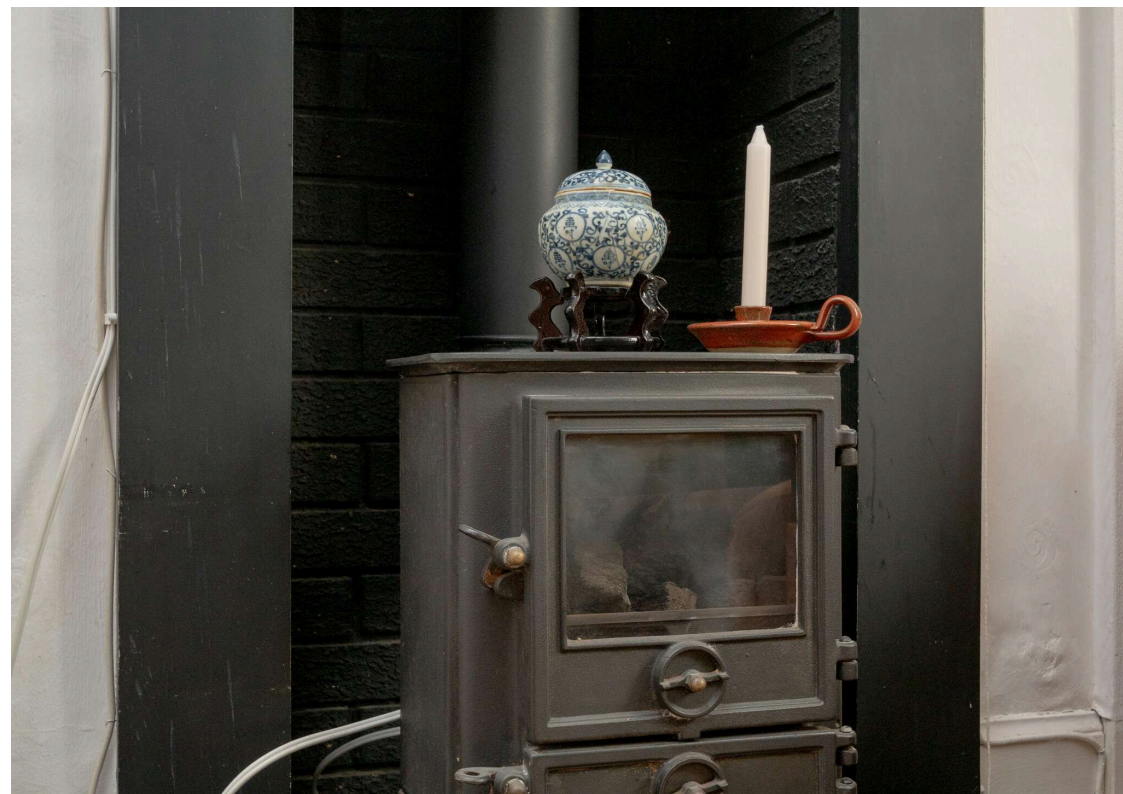
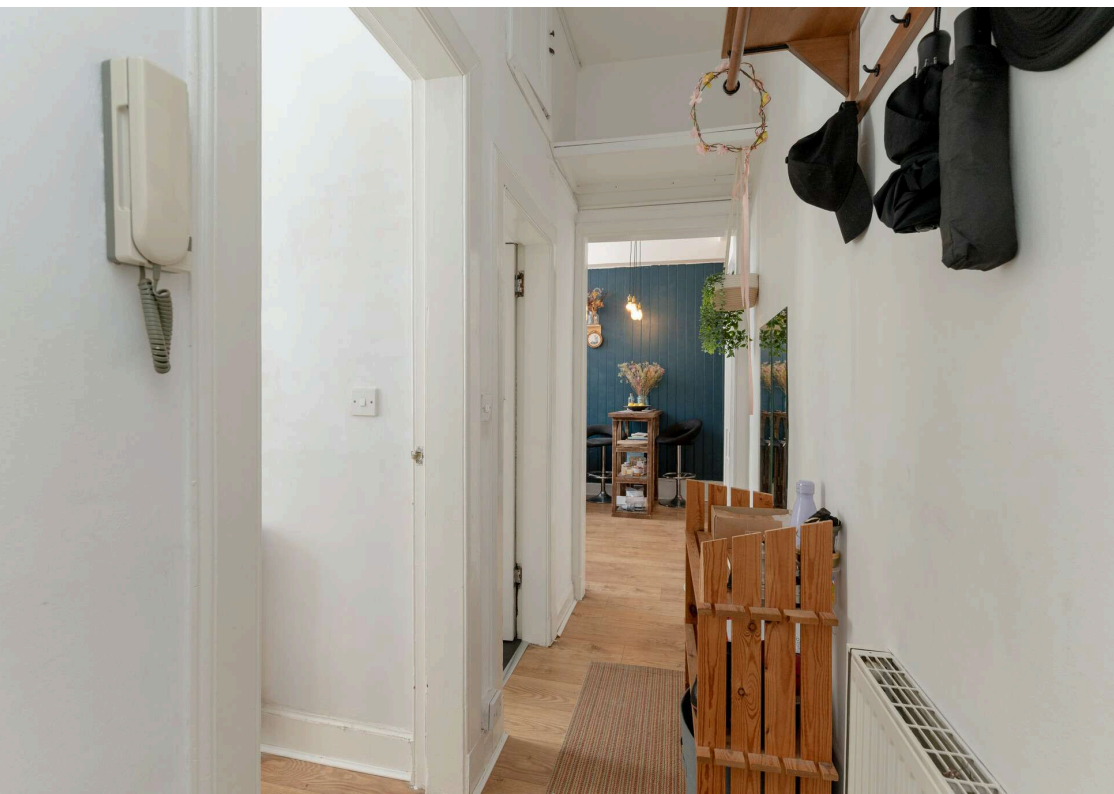
This superb one-bedroom ground floor flat is ideally located for swift access to the city centre. Presented in true walk-in condition, the property is perfectly suited to first-time buyers or those looking to downsize. Early viewing is highly recommended.

The accommodation comprises a generous open-plan living, kitchen, and dining area — the ideal space for relaxing or entertaining friends. A charming gas burner adds warmth and character, especially during the colder winter months. The galley-style kitchen is fitted with a range of wall and floor-mounted units, a gas hob, electric oven, and includes white goods as part of the sale. The spacious double bedroom benefits from fitted wardrobes, providing ample storage. The stylish bathroom features a two-piece suite and a mains-fed walk-in shower. Additional features include gas central heating, double glazing throughout, a communal rear garden, and a small private front garden that becomes a perfect suntrap during the summer. On-street permit parking is readily available. Please Note - A fee of £35 a quarter is paid for cleaning of the communal stair

Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the highly sought after and popular Bruntsfield Primary, Boroughmuir High School and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

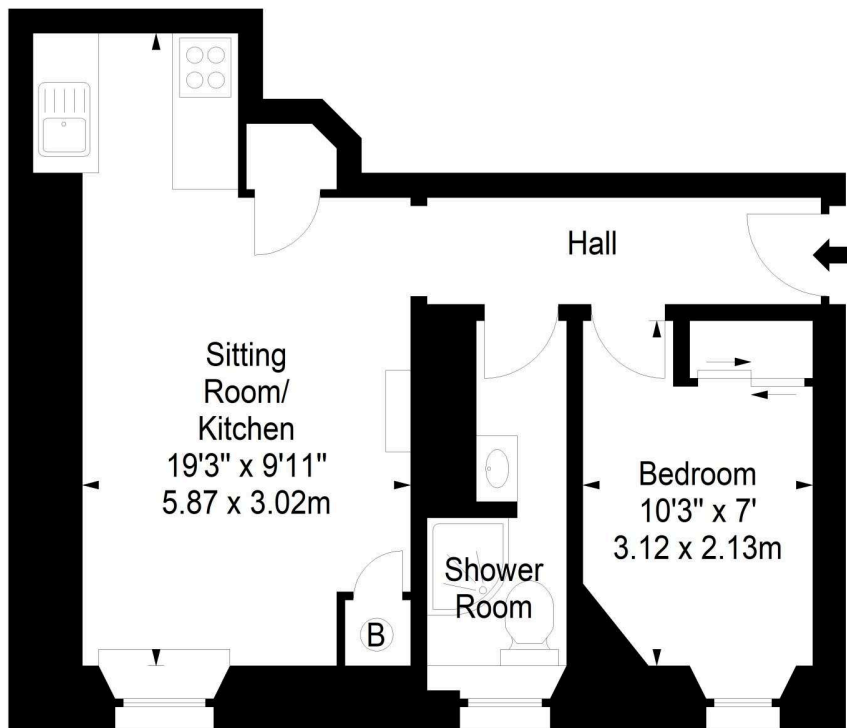
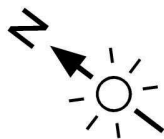




Tay Street,
Edinburgh,
Midlothian, EH11 1EA



Approx. Gross Internal Area
361 Sq Ft - 33.54 Sq M
For identification only. Not to scale.
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Ground Floor



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