

**6 Polwarth Place
Edinburgh EH11 1LG**

Offers Over £325,000

- Bay window lounge featuring decorative fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Dining room
- Two double bedrooms
- Shower room fitted with two-piece suite and electric shower
- Gas central heating and double glazing throughout
- Private garden to rear
- Off-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



2



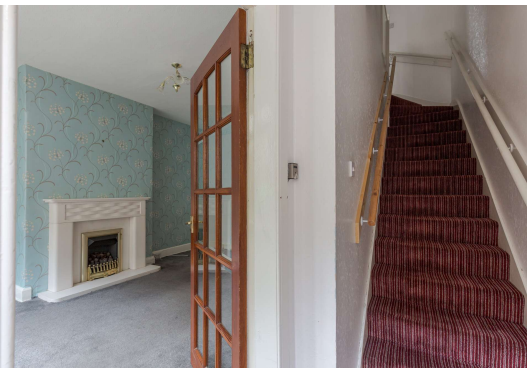
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EPC C



Maindoor Flat

6 Polwarth Place is a rarely available semi-detached home and is sure to attract a wide range of buyers. Whilst requiring some modernisation, the property offers excellent potential, and early viewings are highly recommended.

The accommodation comprises a spacious bay-windowed lounge featuring a decorative gas fireplace – the perfect space for relaxing with friends and family. The galley kitchen is fitted with a range of wall and floor units, a gas hob, electric oven, and white goods, which are included in the sale. A separate dining room provides a lovely space for hosting and offers further potential to extend, subject to the relevant planning permissions. Upstairs, there are two generous double bedrooms, with the master benefiting from built-in wardrobes providing ample storage. The shower room is fitted with a two-piece suite and an electric walk-in shower. The property further benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. A large attic space that offers further development potential. Externally, there is a private rear garden featuring a large patio area and low-maintenance stone landscaping. To the front, off-street parking is available via a private driveway. Please Note: No Warranties given for systems, sold as seen.

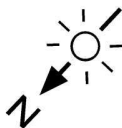
Polwarth Place is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Boroughmuir High School, Bruntsfield primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

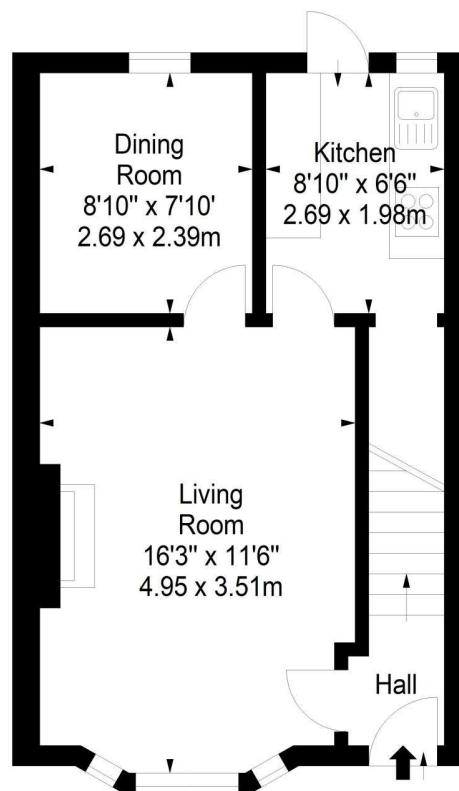




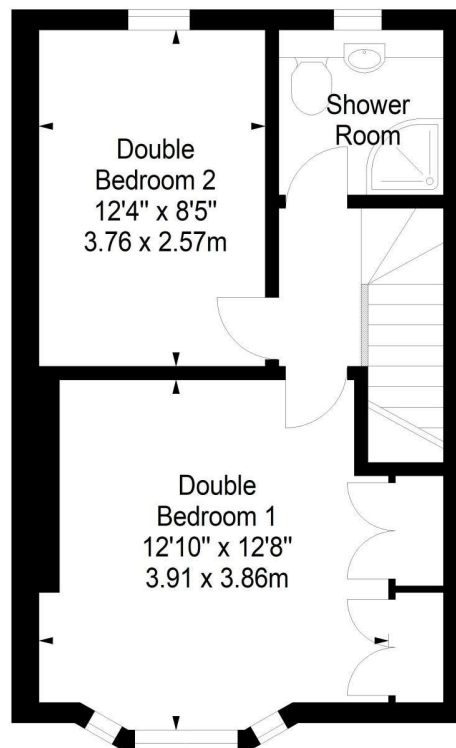
**Polwarth Place,
Edinburgh,
Midlothian, EH11 1LG**



Approx. Gross Internal Area
734 Sq Ft - 68.19 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com



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