



Solicitors & Estate Agents










Fixed Price

£255,000

3/6 Dundee Terrace

Polwarth | Edinburgh | EH11 1DL

This charming second-floor flat is situated in a traditional Edinburgh tenement, making it an ideal home for professionals seeking a property close to the city centre. Recently refreshed with modern décor, new carpets, and an updated kitchen, the flat offers a stylish yet comfortable living space.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

Upon entering, the inviting hallway benefits from high ceilings, adding to the sense of space. The reception room, overlooking a quiet side street, features built-in storage and provides a cosy yet functional living area. The modern kitchen is designed with dark-toned fitted wall and base units, complemented by acrylic splash panels, and includes an integrated gas hob and oven. The principal bedroom is a generously sized double, boasting two built-in double wardrobes, elegant original cornice work, and a ceiling rose that adds a touch of period charm. A secondary double bedroom, though more compact, offers storage and a neutral décor, making it a versatile space. Off the hallway, there is a separate WC, while the shower room features full wet-wall acrylic panels and a cubicle fitted with an electric shower for convenience.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Residents benefit from permit parking, with additional pay-and-display options available, and have access to a well-maintained communal garden at the rear.

Viewing

Please contact Neilsons on 0131 625 2222.



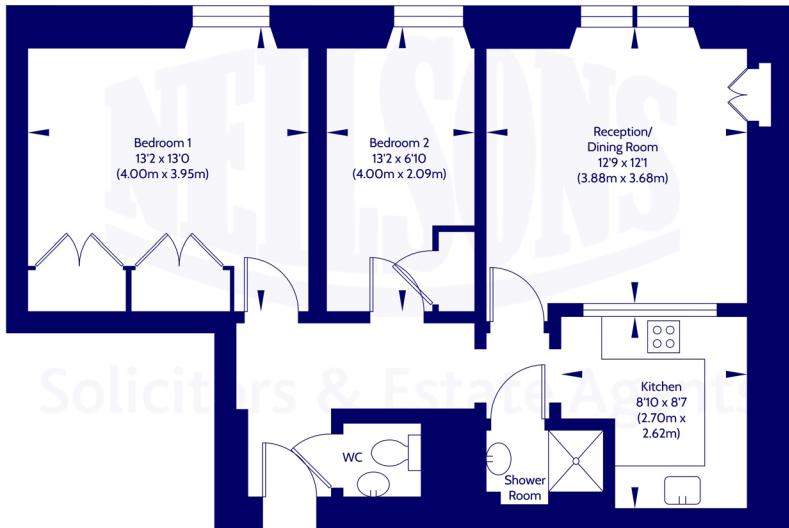


Location

Dundee Terrace forms part of the reputable residential district of Polwarth, lying to the south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised shops and services. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multiscreen cinema, Nuffield Health Fitness & Wellbeing Gym and various entertainment and dining facilities. The cosmopolitan Edinburgh Quay is also easily accessible along the Union Canal path hosting a variety of bars, bistros and restaurants. The property is also close to the wide green spaces of Harrison Park and the area is ideal for those connected with Napier and Edinburgh Universities.



Approx. Gross Internal Floor Area 56.77 Sq M / 611 Sq Ft.
Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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