



Solicitors & Estate Agents



Offers Over
£470,000

70 1F1 Polwarth Gardens

Polwarth | Edinburgh | EH11 1LL

An excellent opportunity has arisen to acquire this stunning and extremely spacious first floor three-bedroom flat, ideally located in the sought after and desirable Polwarth. Close to fantastic amenities, transport links, green spaces and excellent schools, this property makes an ideal purchase for growing families as well as professionals.

-  3 beds
-  1 public
-  2 bathroom
-  Communal garden
-  Permit/metered parking
-  EPC Band - C
-  Council Tax Band - E



Description

Internally, the property is offered to market in true move-in condition. It comprises: a welcoming entrance hallway with superb built-in storage; a bright and spacious lounge with a gorgeous bay window, traditional Edinburgh press shelving and beautiful cornicing; a modern kitchen/diner with an integrated oven and gas hob, sizeable pantry cupboard and a leafy rear-facing outlook; a separate utility room with American-style fridge/freezer, dishwasher, washing machine and traditional pulley; first generously-proportioned double bedroom overlooking the garden; second spacious double bedroom with an Edinburgh press cupboard and twin windows; third good-sized double bedroom; stylish fully-tiled bathroom suite with an over-bath rainfall shower and heated towel rail; partially-tiled partially-panelled shower room with a walk-in rainfall shower, light-up vanity mirror, heated towel rail and underfloor heating.



The property is factored and benefits from a secure door entry system, gas central heating and double glazing throughout.

Extras

All kitchen/utility white goods, all fitted floor coverings and some light fittings are included in the sale. Other items may be available through separate negotiation.

Gardens and Parking

The property enjoys access to a southeast-facing communal garden. This area is mostly laid to lawn with a range of mature trees and shrubs and bordered with a stone wall. Permit parking for residents is available in close vicinity to the property and meter parking is also readily available for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





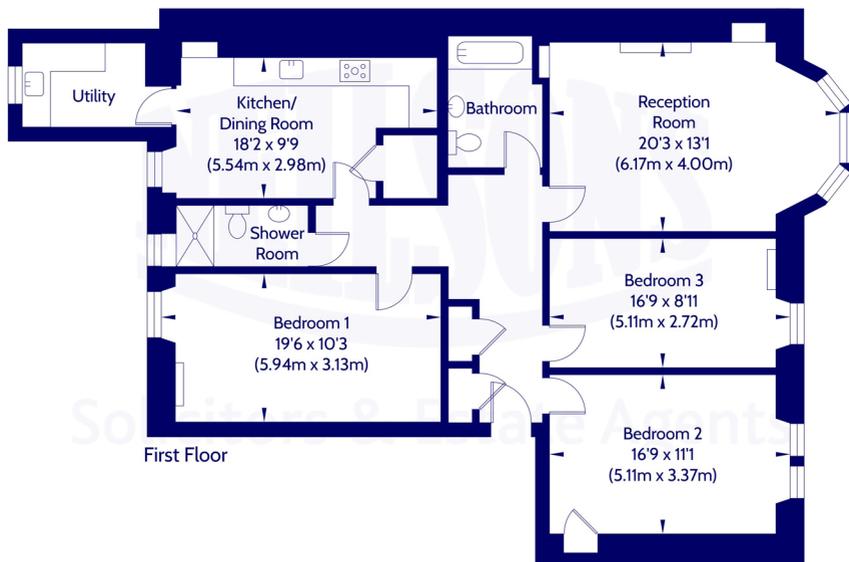
Location

The property is located within the sought-after area of Polwarth, less than 2 miles southwest of the City Centre. A range of local shops, eateries and other convenient services are on the doorstep. Bruntsfield and Morningside are within easy walks and Fountain Park Leisure Complex is close-by offering a Nuffield gym, cinema, restaurants and other entertainment. Harrison Park is less than a 10 minute walk with access onto the Union Canal. There are direct bus links into the city centre and Haymarket Train Station is a 20 minute walk away. The property is in the sought-after catchment areas for Bruntsfield Primary School and Boroughmuir High School.





Approx. Gross Internal Floor Area 123.3 Sq M / 1327 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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