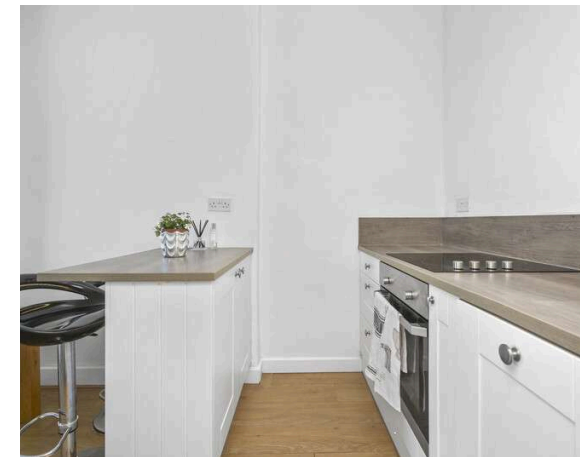




19 (2f4) Flat 12, Yeaman Place, Edinburgh, EH11 1BS

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



An ideal first time buy or investment opportunity, this one bedroom second floor flat forms part of a traditional tenement building set to the rear offering bright and spacious accommodation. The property is conveniently located in the Polwarth area of Edinburgh close to many local amenities, including shops, bars and bistros, lying just three miles south-west of Edinburgh's City Centre. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway with a storage cupboard.
- Open plan living/dining and kitchen area.
- Kitchen equipped with a range of wall and base units along with integrated oven and hob and washing machine.
- Large double bedroom with built in mirrored wardrobe storage.
- Shower room comprising WC, wash hand basin and shower cubicle.
- Sash and case windows.
- Gas central heating.
- Shared garden to the rear.
- Permit and metered parking.



## Location

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multiscreen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stones throw away. Polwarth is well-connected with cycle paths and regular buses, including night buses to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.

## Extras

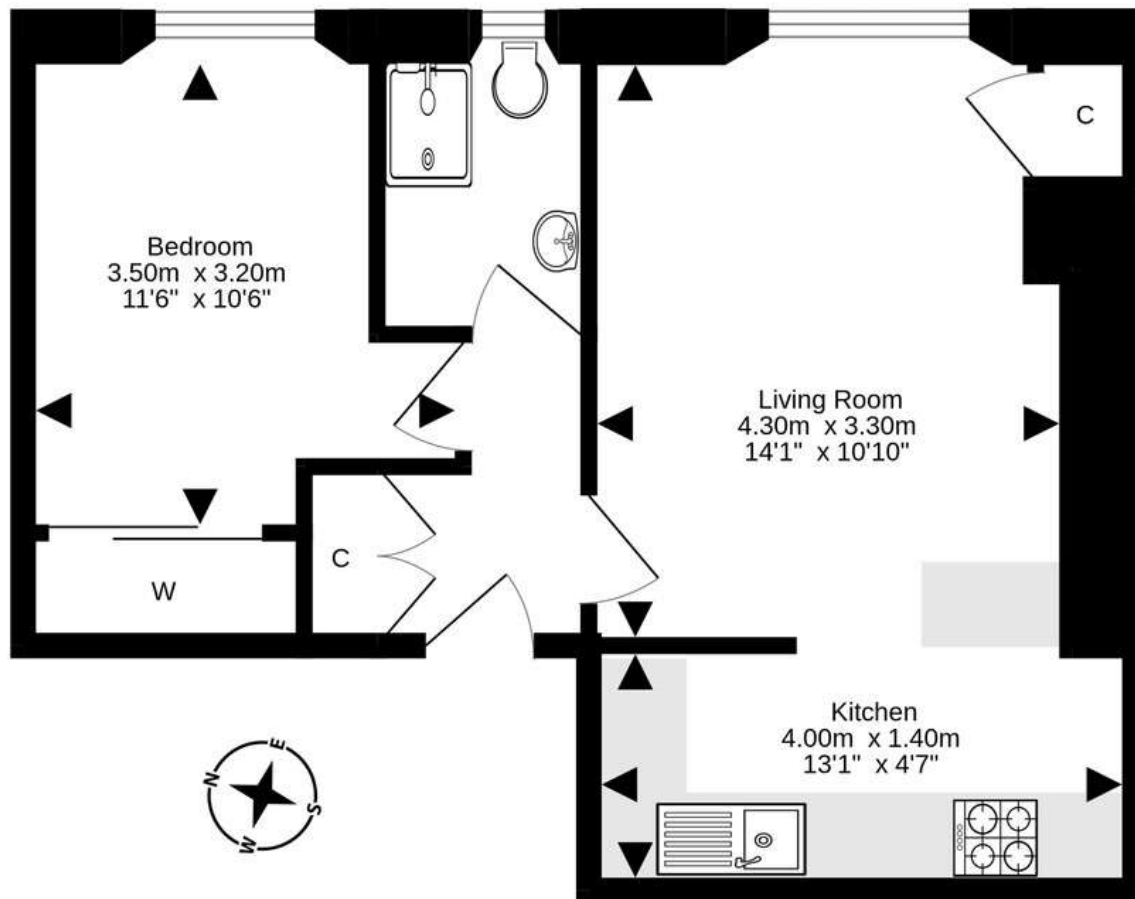
Included in the sale are the integrated oven and hob, washing machine, fridge-freezer, sofa, as well as king size bed, chest of drawers and dressing table in the bedroom, curtains and fixtures & fittings.

## Price & Viewing

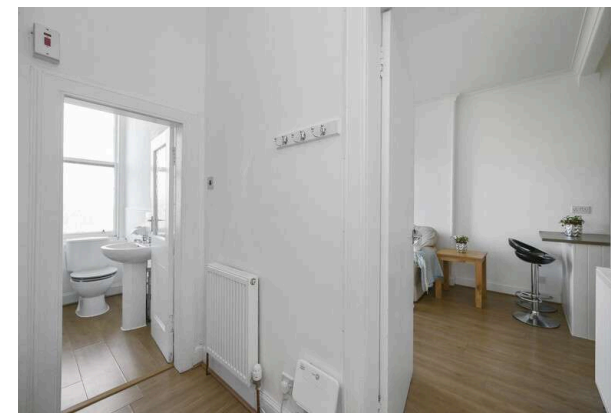
For price and viewing information or further details on this property please contact agent

EPC Band - C

Shower Room  
2.10m x 1.50m  
6'11" x 4'11"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

