









This traditional two-bedroom (plus box room) third/top-floor flat is a spacious and well-presented residence in a highly desirable setting in Polwarth. The home is within easy reach of Edinburgh's fashionable West End and Haymarket train station; plus, it is close to excellent amenities, transport links, and schools. Furthermore, the property benefits from light neutral décor throughout and well-retained period details, including a delightful living area with a feature fireplace. The city flat will certainly appeal to a wide variety of buyers, especially amongst professionals and couples.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

- Well-presented third/top-floor flat
- Part of a traditional tenement building
- Desirable location in popular Polwarth
- Well-retained period details
- Light neutral interiors throughout
- Bright central hall to all accommodation
- Living room with lovely elevated views
- Well-appointed dining kitchen
- Two double bedrooms (one with wardrobe)
- Versatile box room/study/office
- 3pc bathroom with overhead shower
- Communal garden and drying green
- Controlled permit parking (Zone S4)
- Gas central heating and double glazing
- EPC Rating C





"Desirable location in popular Polwarth, living room with lovely elevated views and well-appointed dining kitchen"











"Two double bedrooms (one with wardrobe) and a versatile box room/study/office"

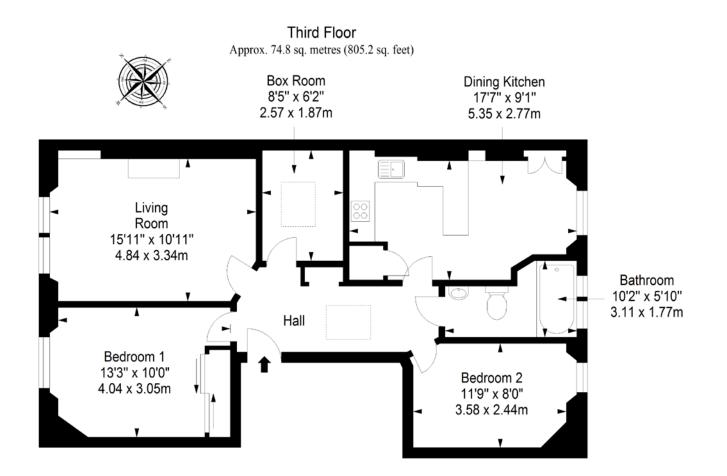








## Floorplan



Total area: approx. 74.8 sq. metres (805.2 sq. feet)



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