



# 47/7 Dundee Terrace

Polwarth, Edinburgh, EH11 1DW

  
**northwood**



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.

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- 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”**





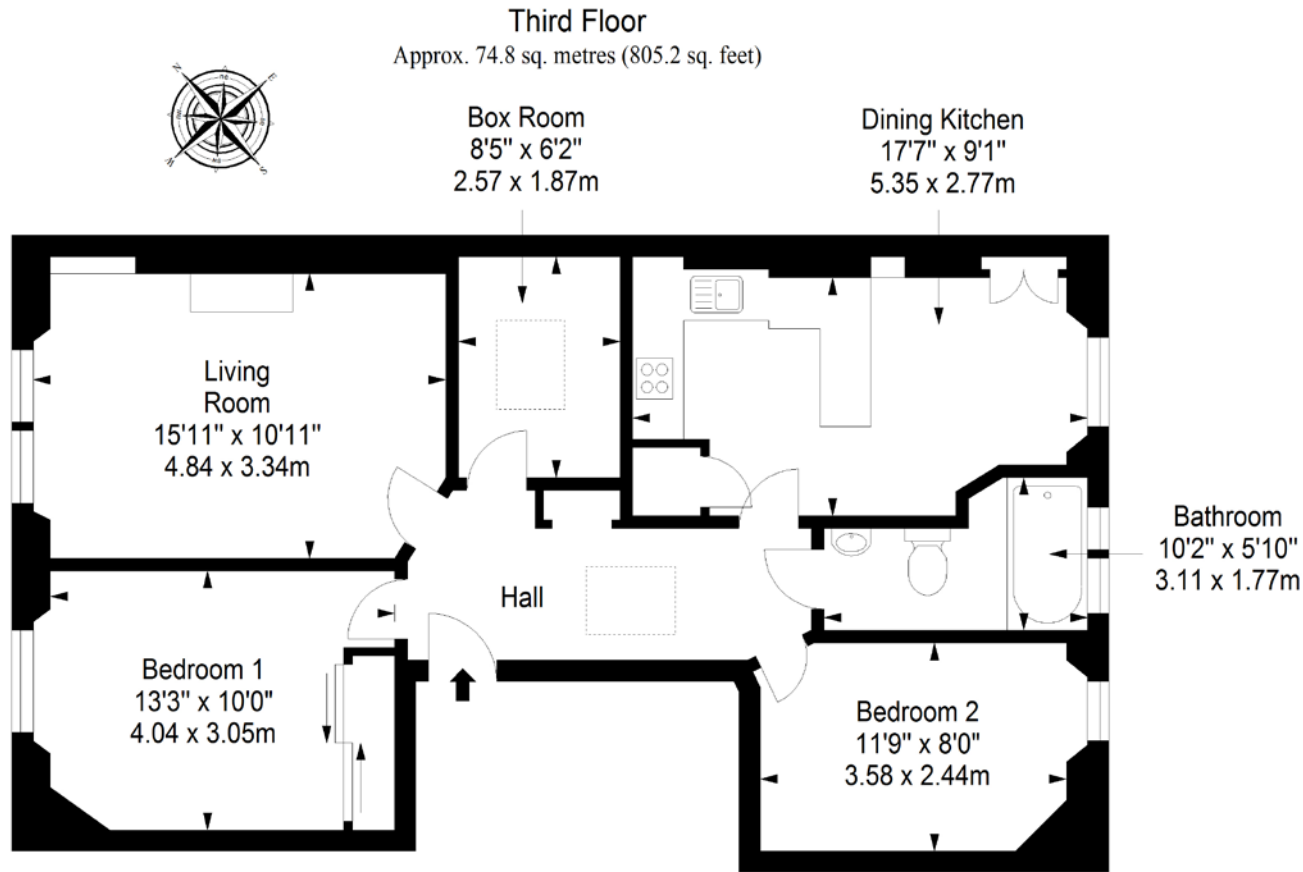


**“Two double bedrooms  
(one with wardrobe)  
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# Floorplan



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