



Attractive, and with peaceful views

One-bedroom, second floor flat



An attractive, one-bedroom, second floor flat which has peaceful views from the rear over the Union Canal. It is situated in the sought after area of Polwarth, close to Bruntsfield and Tollcross as well as a variety of local amenities and is within easy reach of the City Centre. Quietly located on the second floor, the accommodation comprises entrance hall providing access to all rooms, a generously proportioned sitting room with recessed window to the front offering a bright outlook. It also has an attractive feature fireplace with tiled inset and slate hearth. There is a dining kitchen with modern units and butchers block effect worktops, a bright bedroom, peacefully situated to the rear, useful boxroom with shelving which would make an ideal office/study, bathroom with three-piece suite and shower over bath. Suiting a variety of buyers, it offers lots of potential to purchasers wanting to put their individual stamp on the property.

Key Features

- Hall
- Sitting room
- Dining kitchen
- Double Bedroom
- Bathroom
- Box room
- Gas central heating
- Communal garden
- On-street permit and pay and display parking



Polwarth

The property is situated in the popular residential area of Polwarth within easy reach of the city centre. There are excellent local amenities close at hand including local shops, the Fountainpark leisure complex, the Kings Theatre, Union Canal, Harrison Park, and the unique and varied shops of nearby Morningside. Bruntsfield Links and the Meadows are also within easy reach, and the property is conveniently located for the Merchiston Campus of Napier University and Murrayfield Stadium. There are great public transport links providing quick access to all areas of Edinburgh, particularly the city centre. The Edinburgh City Bypass, Edinburgh Airport, the Forth Road Bridge, and the central motorway networks are all easily accessible by car. Schooling is well-represented in the area from nursery to senior level in both private and public sectors.



Extras

All fitted floor coverings, light fittings, electric hob oven extractor hood, fridge freezer and automatic washing machine. (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£245,000

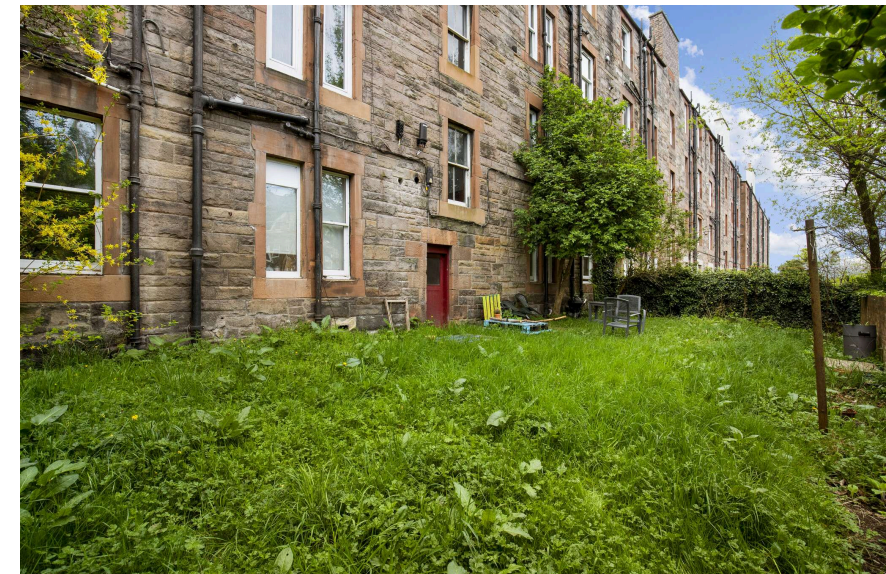
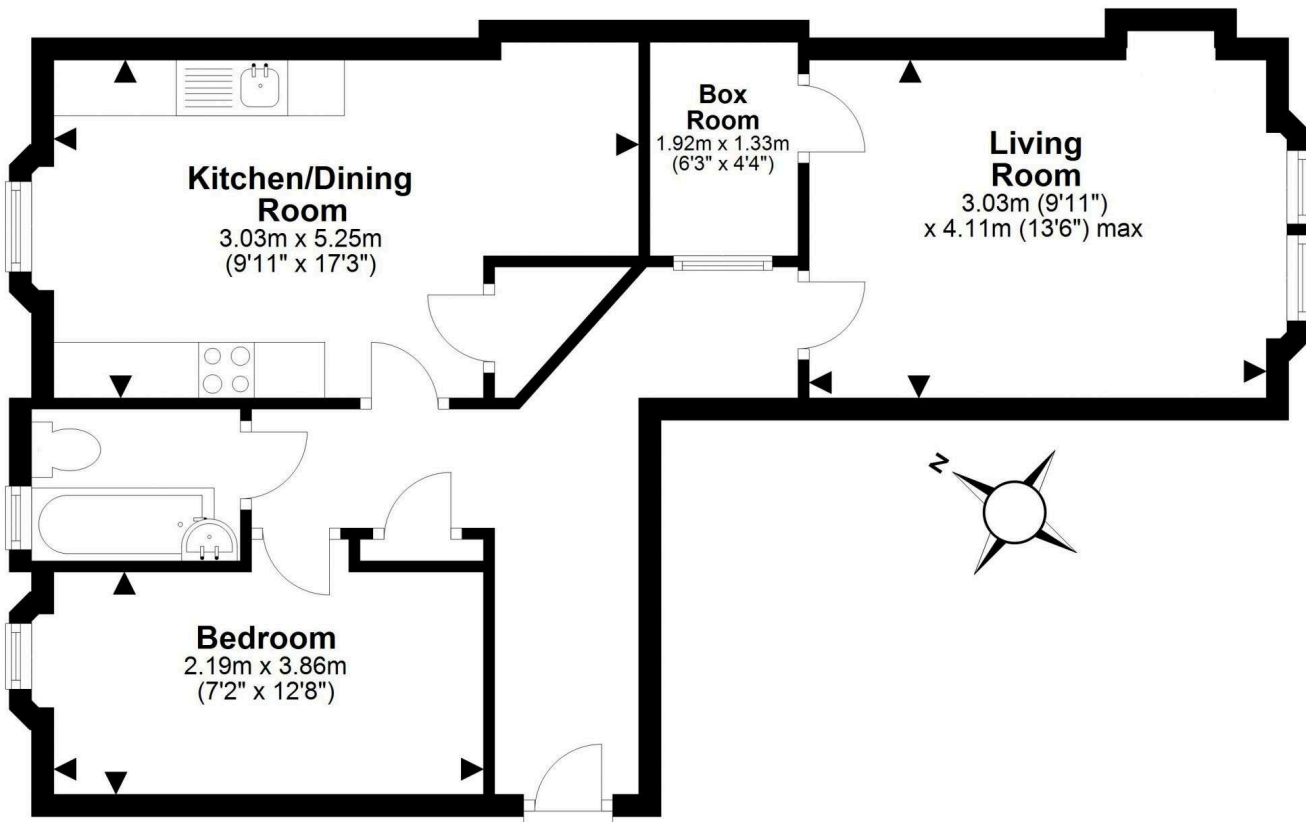
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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