



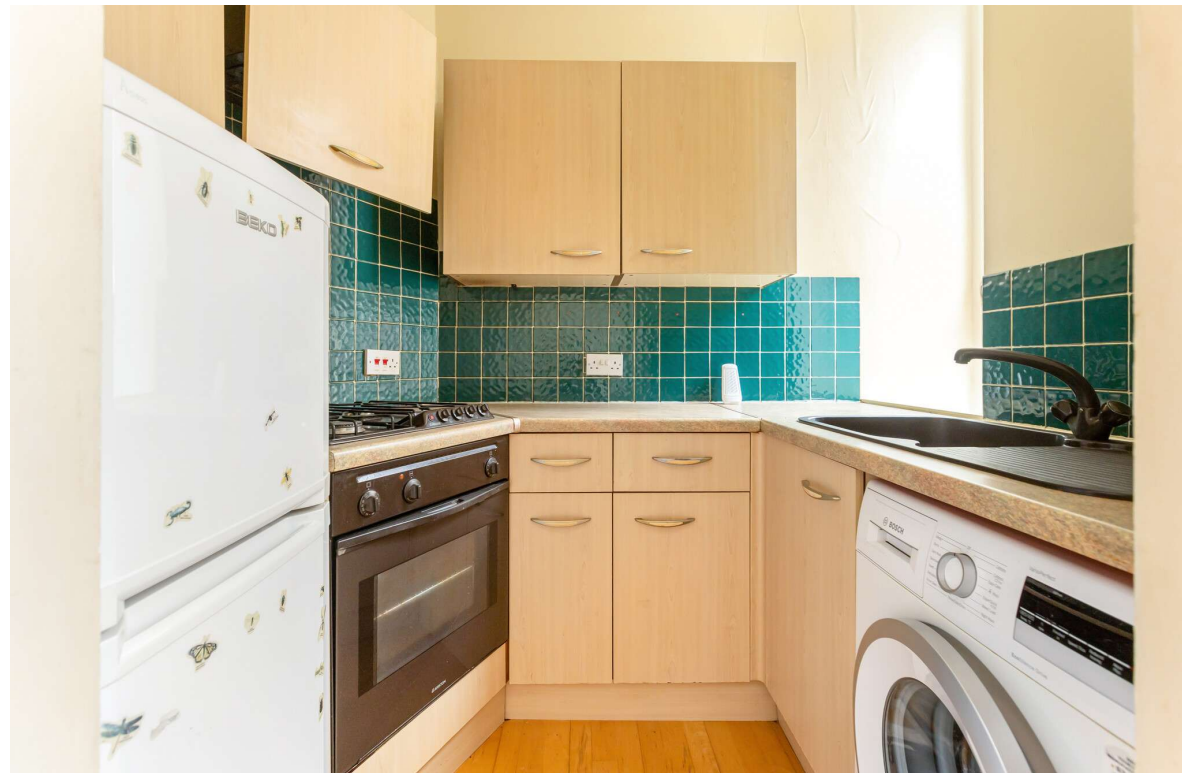
Bright and spacious two bedroom, top floor flat



This spacious, two-bedroom top floor flat is situated in the popular Polwarth area of Edinburgh, close to excellent amenities and transport links. Now in need of some modernising, the flat offers buyer's the opportunity to add their own stamp to a property. The accommodation consists of a communal entrance stair, with entry phone system, a hall with a ceiling airer, a generous and bright dining lounge, with ample space for dining and seating, a cupboard housing the boiler and leads into a kitchen, with fitted units, a tiled splash back and appliances. The good-sized double bedroom has a fireplace and a deep fitted wardrobe and the single bedroom offers plenty of space for a single bed and storage or alternatively would be ideal as a home office. There is a shower room with a shower cabinet, wash hand basin, W.C. and a heated towel rail. There is a communal garden to the rear and permit parking to the front.

Key Features

- Communal stair with entry phone
- Hall
- Dining lounge
- Kitchen
- Two bedrooms
- Shower room
- Gas central heating
- Double glazing
- Communal garden
- Permit 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 Fountain Park 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 blinds, light fittings, oven, hob, washing machine, fridge freezer are included in the sale (no warranties given).

Viewing

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

Council Tax Band

B

Home Report Valuation

£190,000

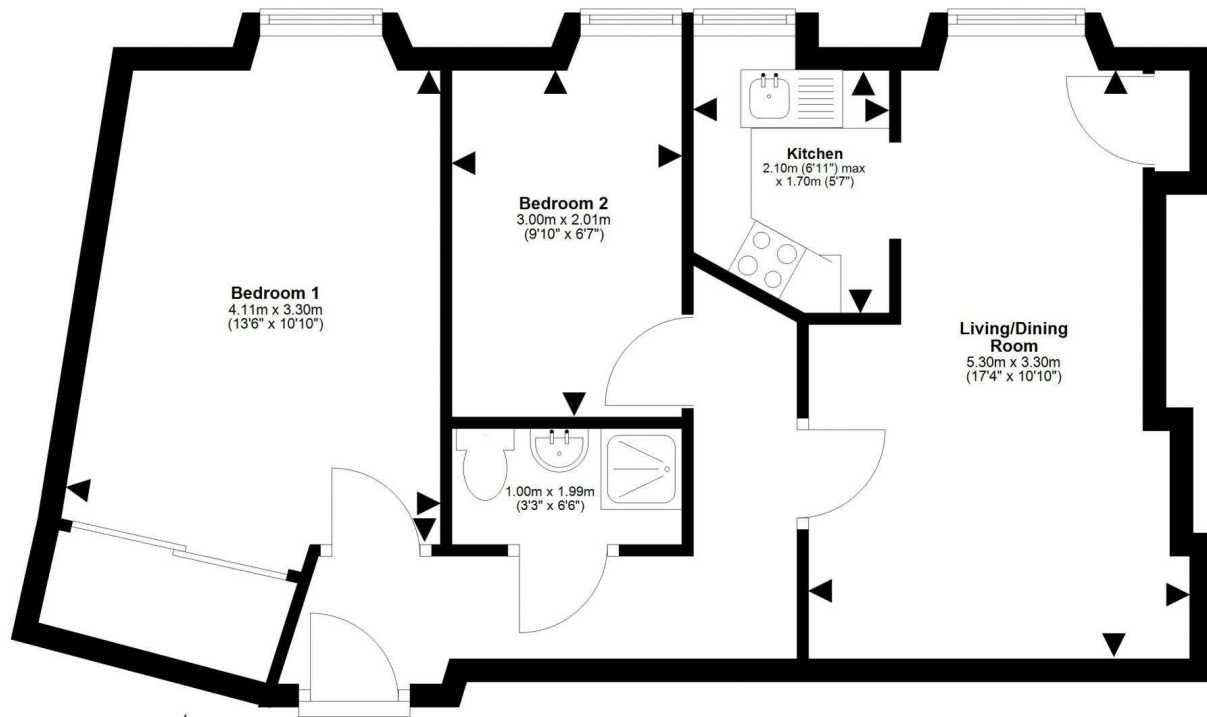
EPC Rating

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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