

Jardine Phillips
Solicitors • Estate Agents

MERCHISTON

FLAT 3 26B POLWARTH TERRACE
EH11 1NA



3



1



1

EPC RATING: C

OFFERS OVER £390,000

PROPERTY DESCRIPTION

- Wide open hallway with handy utility cupboard and further storage cupboard
- Large bay windowed sitting/dining room with feature fireplace and lovely outlook over the trees to the front
- Access to a balcony for sitting out on sunny days
- Good sized kitchen with a wide range of cream shaker style units and appliances
- Master bedroom positioned to rear with triple fitted wardrobe
- Double bedroom two to front with fitted wardrobe – currently used as a formal dining room
- Third small double bedroom to rear
- Fully tiled bathroom with bath with mains shower over, dark wood vanity sink unit and wc
- Gas central heating from annually serviced combi boiler
- Double glazed windows
- Surrounded by pretty landscaped communal gardens
- Private garage, off street parking and permit parking in the street
- Factored by Charles White at a cost of £57pcm to cover lift, general maintenance, stair cleaning, gardening and block buildings insurance



VIEWING

Sundays 2 - 4pm or
tel. Jardine Phillips on
0131 446 6850





STYLISHLY PRESENTED MODERN THREE BEDROOM APARTMENT WITH GARAGE IN PRESTIGIOUS LOCATION

This beautifully decorated, spacious first floor flat would make an ideal property for downsizers, young professionals or a family, being in the catchment for excellent schools. It is surrounded by loads of greenery, next to the bowling green & tennis club and a few minutes from Harrison Park & the Union Canal. There are great transport links both into and out of town and it is within walking distance of both Bruntsfield & Morningside with their wide array of coffee shops, bars, restaurants and retail outlets.

AREA

Polwarth is a well regarded residential area to the south of the city centre, popular with families and young professionals. There are some great shops on the doorstep, including a Scotmid & Margiotta, together with coffee shops & bars. A wider range of shopping facilities is available in nearby Bruntsfield & Morningside with their array of supermarkets, independent retailers, coffee shops, bars and restaurants.

There are also an excellent range of amenities in the vicinity including the very popular independent Dominion Cinema, Church Hill & Kings Theatres and a number of gyms & leisure facilities at the impressive Fountain Park Leisure Complex & Edinburgh Leisure at Craiglockhart. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great walks and outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away.

The flat is also in the catchment for the well renowned Bruntsfield Primary and

Boroughmuir High Schools and George Watsons is a few minutes' walk away.

There are numerous bus services from the main road taking you both into and out of town.

PARKING

Private garage, off street parking and permit parking in the street.

EXTRAS

The blinds/curtains, light fittings, electric hob, electric oven, cooker hood, integrated dishwasher, wine fridge and freestanding fridge freezer are included in the sale. Other furniture available by separate negotiation.

HOME REPORT VALUATION

£400,000



Sitting/dining room	18'11 x 14'2 (5.77 x 4.32m)
Kitchen	12'4 x 8'5 (3.76 x 2.57m)
Bedroom 1	14'6 x 10'6 (4.42 x 3.20m)
Bedroom 2	15'9 x 8'7 (4.80 x 2.62m)
Bedroom 3	14'6 x 6'8 (4.42 x 2.03m)
Garage	16'3 x 8'6 (4.95 x 2.59m)

Ashley Court,
Polwarth Terrace,
Edinburgh,
Midlothian, EH11 1NA

 SquareFoot

Approx. Gross Internal Area

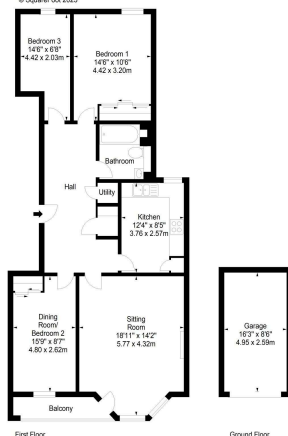
389 Sq Ft - 35.81 Sq M

Garage

138 Sq Ft - 12.82 Sq M

For identification only. Not to scale.

© SquareFoot 2023



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.