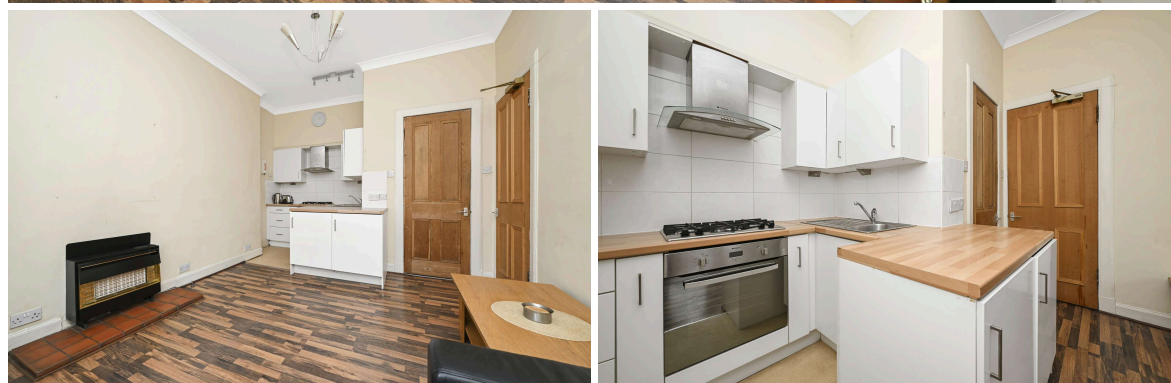




20/15 Yeaman Place
POLWARTH | EDINBURGH | EH11 1BU

warners
solicitors & estate agents



20/15 Yeaman Place

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Warners are delighted to present this beautifully maintained one-bedroom apartment, ideally situated within walking distance of Edinburgh's vibrant city centre. This stylish and well-appointed home is in excellent condition throughout, making it a perfect opportunity for first-time buyers or a smart choice for buy-to-let investors. Comfort is assured year-round with efficient gas central heating.

At the heart of the property lies a bright and airy open-plan living area, combining lounge and kitchen space with an abundance of natural light, tasteful neutral decor, and attractive wood-effect flooring. The layout offers excellent flexibility for personalisation, ideal for modern urban living. The contemporary kitchen is cleverly designed to maximise space and functionality. It features a great range of wall and base units, generous worktop space, a gas hob, and a built-in oven—everything you need for convenient everyday cooking.

The spacious double bedroom offers ample room for free-standing furniture and includes a built-in wardrobe, providing excellent storage. Completing the accommodation is a sleek and modern shower room, fitted with a three-piece suite and a stylish vanity unit. Set in a sought-after location with easy access to the city centre, this fantastic apartment truly has it all. Early viewing is highly recommended to appreciate all that this superb home has to offer.

- Prime city centre location
- Ideal for first-time buyers/investors
- Bright open-plan living
- Well-equipped compact kitchen
- Spacious double bedroom with wardrobe
- Modern shower room

EPC Band E, Council Tax B

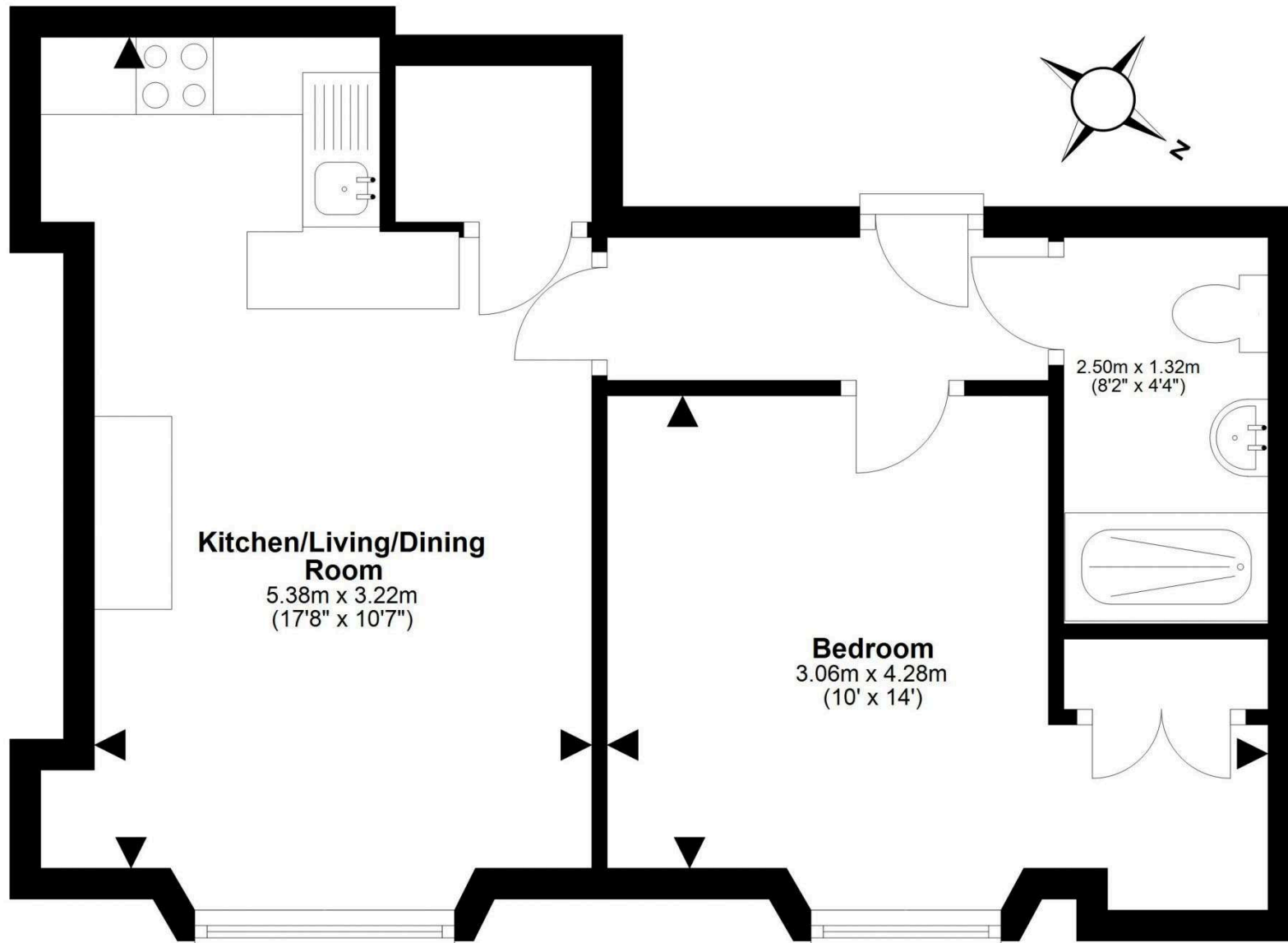
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

All fixtures, fittings, integrated appliances, curtains and furniture that can be seen in the photos are included in the sale.





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