



21/10 Yeaman Place
POLWARTH | EDINBURGH | EH11 1BT

warner's
solicitors & estate agents



21/10 Yeaman Place

POLWARTH | EDINBURGH | EH11 1BT

Beautifully presented second floor flat enjoying a pleasant outlook and tranquil setting in a well maintained traditional tenement in the heart of Polwarth, ideally located for a host of local amenities, and both Napier and Edinburgh Universities. This particularly appealing apartment represents an ideal purchase for a wide variety of buyer, given its extremely bright and generously proportioned accommodation and high specification finishes, and comprises:-

- Welcoming entrance hallway with storage
- Bright living/dining/kitchen with bespoke shelving for storage/display and fitted modern floor and wall units with integrated and space for appliances
- Spacious double bedroom
- Bathroom with electric shower over bath and sink
- Separate wc with vanity sink unit
- Gas central heating
- Double glazing
- On street permit parking

Council tax band B, EPC rating C

Extras include: Toaster, microwave, kettle, table & chairs, crockery, cutlery, utensils, bed, mattress (1 year old), wardrobe, bedside tables, chest of drawers x2, desk, desk chair, sofa, unit, vacuum, electric dryer. and washing machine. All items sold as seen. The TV is not included.

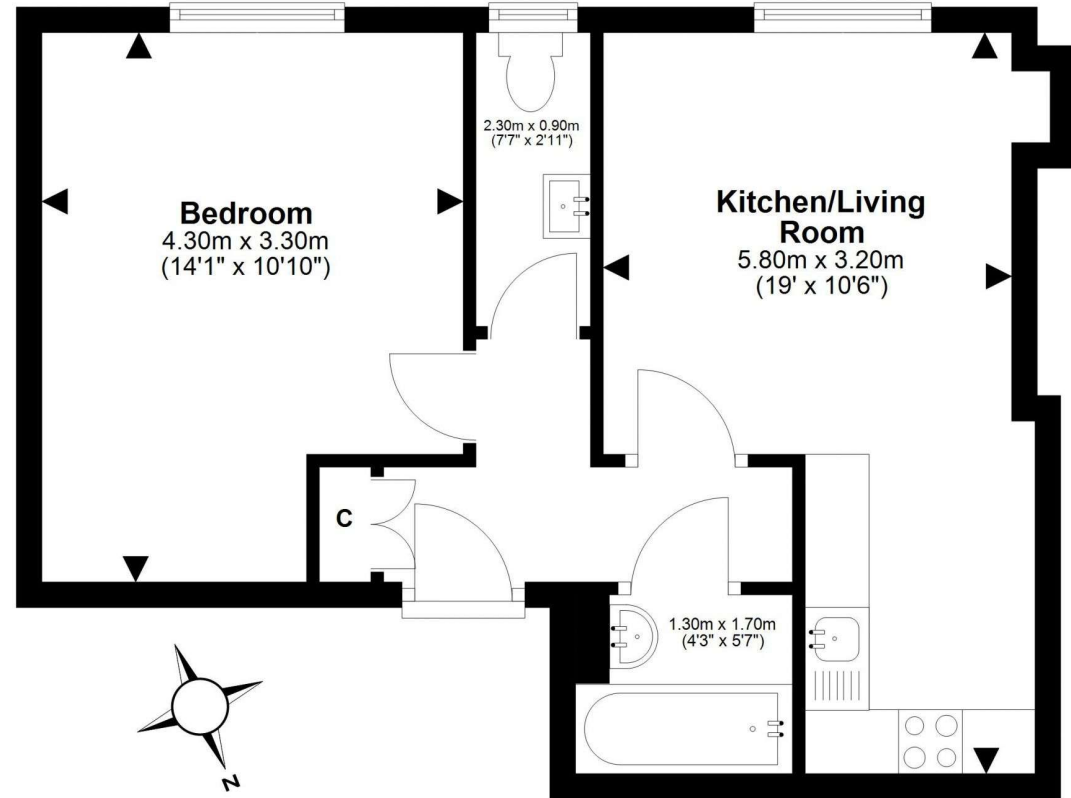
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





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.





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.