



30 (2F1) Polwarth Gardens
POLWARTH | EDINBURGH | EH11 1LN


warners
solicitors & estate agents



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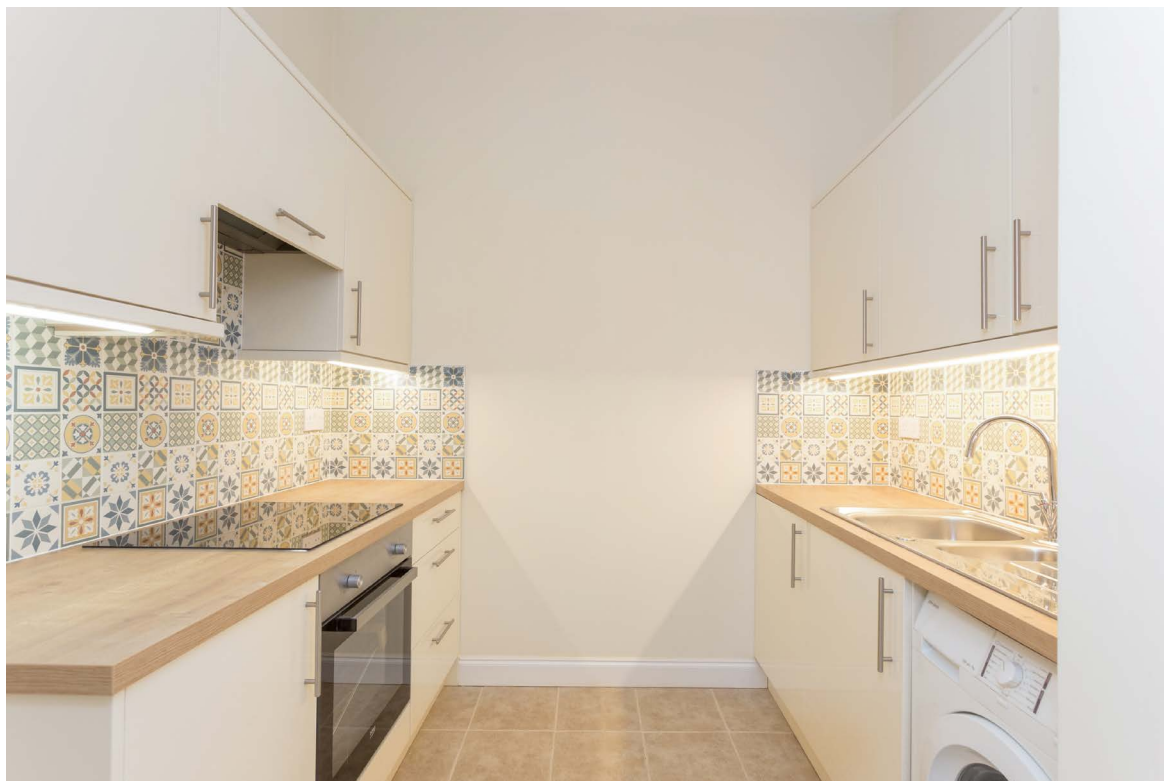
Stunning traditional second floor flat presented in true walk-in condition, superbly situated in the heart of this highly regarded area.

This exceptionally light and spacious property is much enhanced by lovely period style features such as decorative cornicework and mantelpieces, whilst also providing all modern comforts. Refurbishment works in late 2018 included the re-fitting of the kitchen and bathroom with contemporary style fittings, fresh neutral tone decor and pale coloured laminated wood flooring. Early viewing is highly recommended of this well-presented flat which would be well suited for family or buy-to-let investor, as it benefits from a HMO licence running until 2020 as well as all annual safety certificates renewed in October 2018.

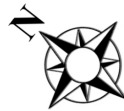
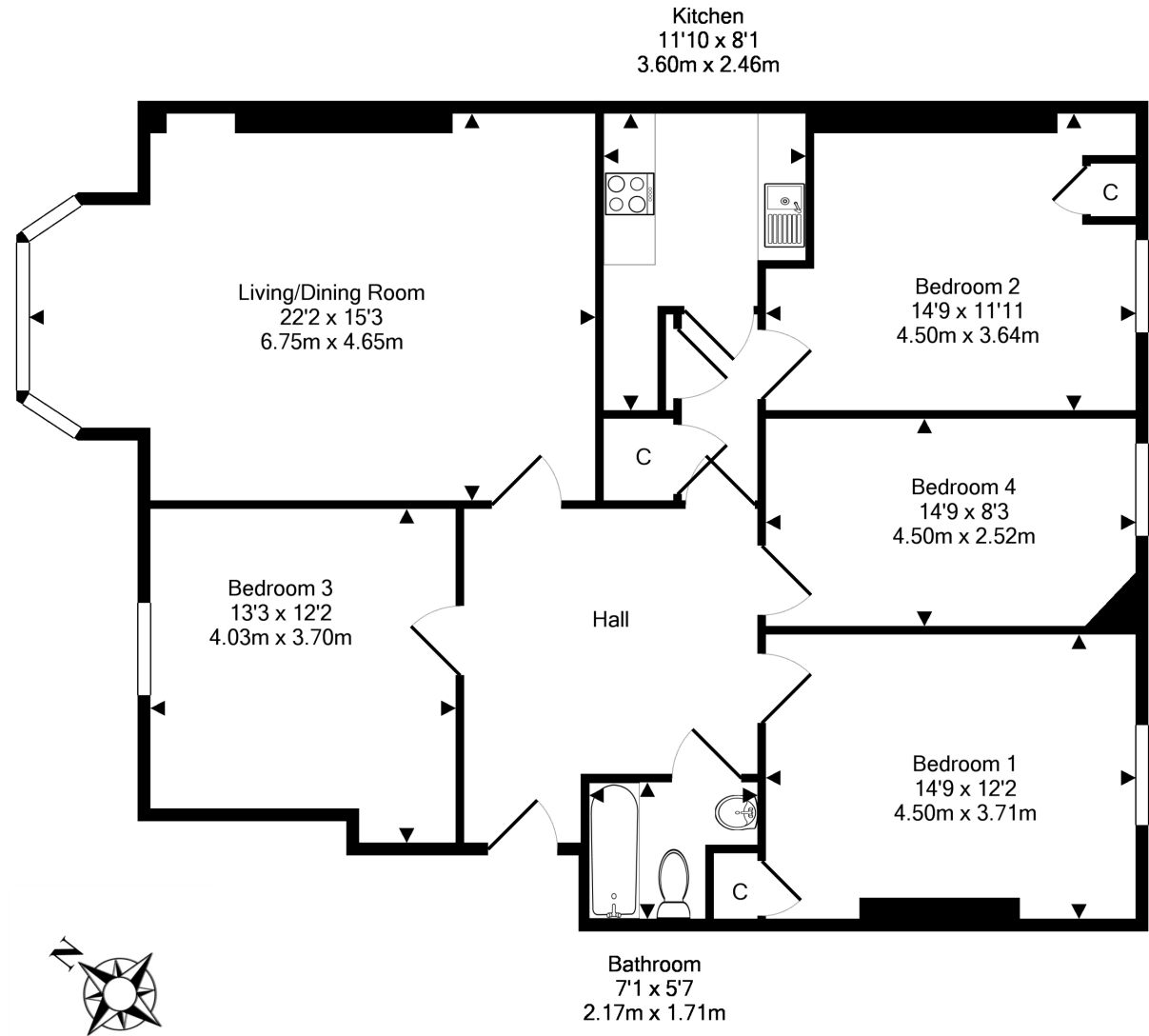
- Large entrance hallway
- Bay window living room
- Stylish fitted kitchen
- Four double bedrooms
- Modern bathroom
- Gas central heating
- Security entryphone system
- Sunny shared garden
- Permit parking

All light fittings, washing machine and fridge freezer will be included in the sale of the property. EPC Rating D.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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