



19/5 Polwarth Crescent, Edinburgh, EH11 1HR

Description

Beautifully presented two-bedroom second floor flat forming part of a traditional Victorian stone tenement within the popular area of Polwarth. The property is offered in excellent condition throughout with a modern kitchen fitted in 2025, neutral modern décor, new sash and case style double glazing fitted in 2025 and a Vokera combi gas central heating boiler. The property has many charming original period features and has lots of character. It would make an ideal city centre apartment, particularly given the proximity of the excellent amenities in nearby Bruntsfield and Morningside. It is in the catchment area for Bruntsfield primary and Boroughmuir High School.

The accommodation comprises:

- Entrance hall with shelved storage cupboard
- Spacious living / dining / kitchen with dove grey shaker units, marble effect worktops and appliances including gas hob, oven, dishwasher, fridge freezer; utility cupboard housing the washing machine
- Traditionally styled bathroom with wash basin, WC and bath with mains pressure shower over; heated towel rail
- Double bedroom with decorative fireplace, stripped wood flooring and wash basin
- Large double bedroom with ornate cornicing and ceiling rose, decorative fireplace with hearth and surround; deep storage cupboard with hanging space and cabin bed
- Box room which could be used as a study dressing room or nursery



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
C



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Outside and Gardens

There is an extensive well-tended and pleasantly landscaped shared garden to the rear of the property, which is mostly laid to lawn. There is residents' permit parking and metered parking available on street.

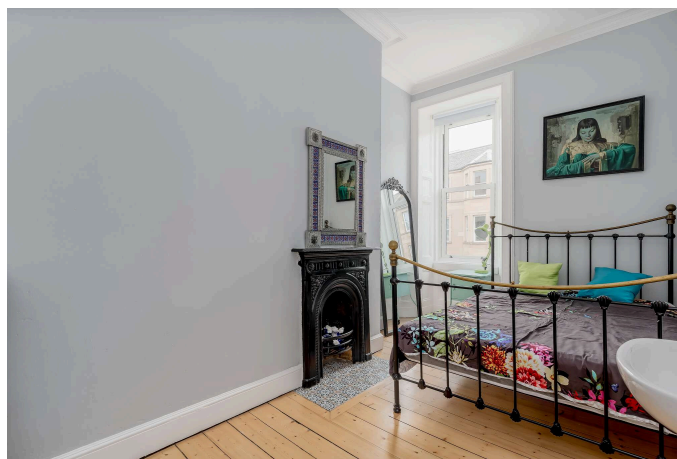
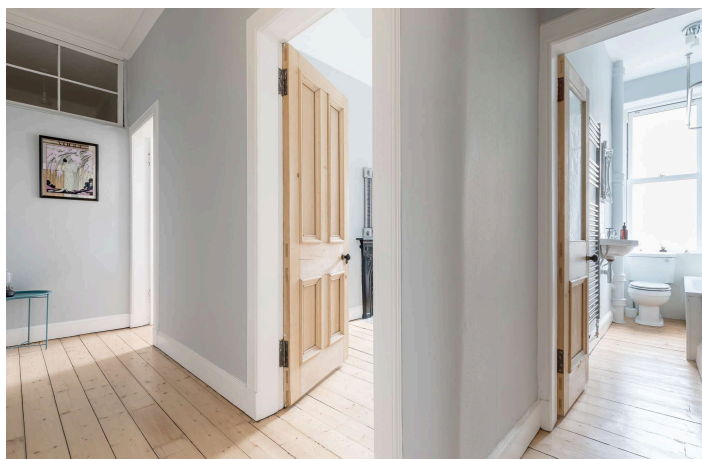
Location

Polwarth is situated approximately two miles south-west of Edinburgh City Centre. There is a variety of local shops nearby on Polwarth Gardens itself. Further shopping facilities and amenities can be found in nearby Bruntsfield and Morningside. Frequent local bus services run along Polwarth Gardens and Dundee Street to the City Centre. Nearby Fountain Park leisure complex has bars, restaurants, ten pin bowling, cinema and health club facilities. It is well placed for Herriot Watt, Napier and Edinburgh Universities.

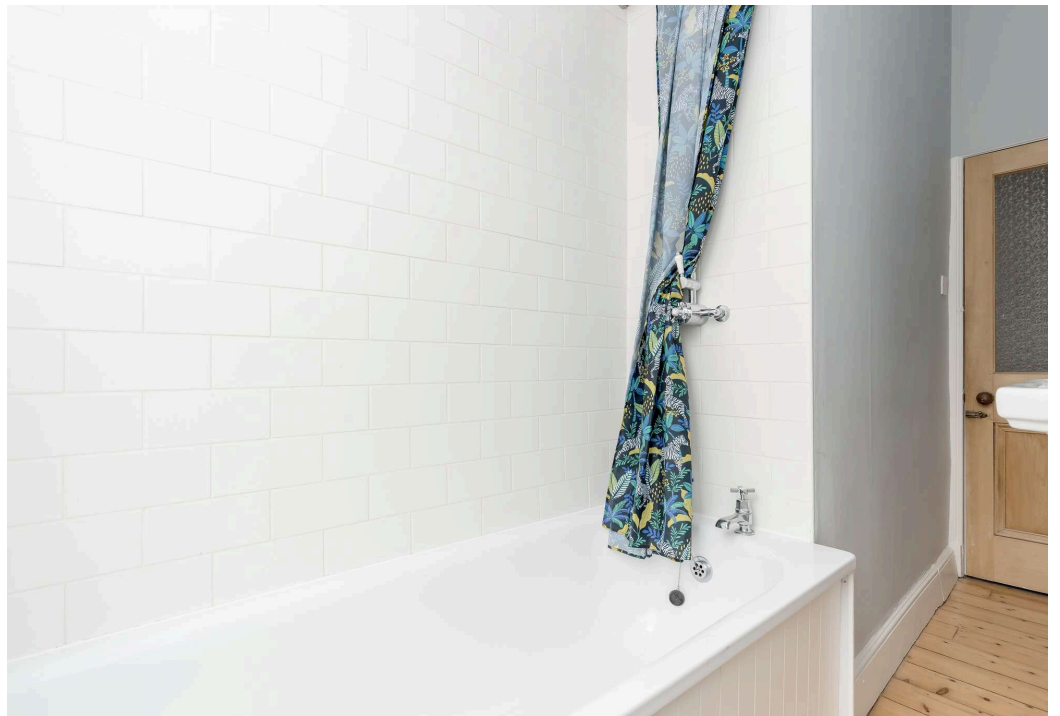
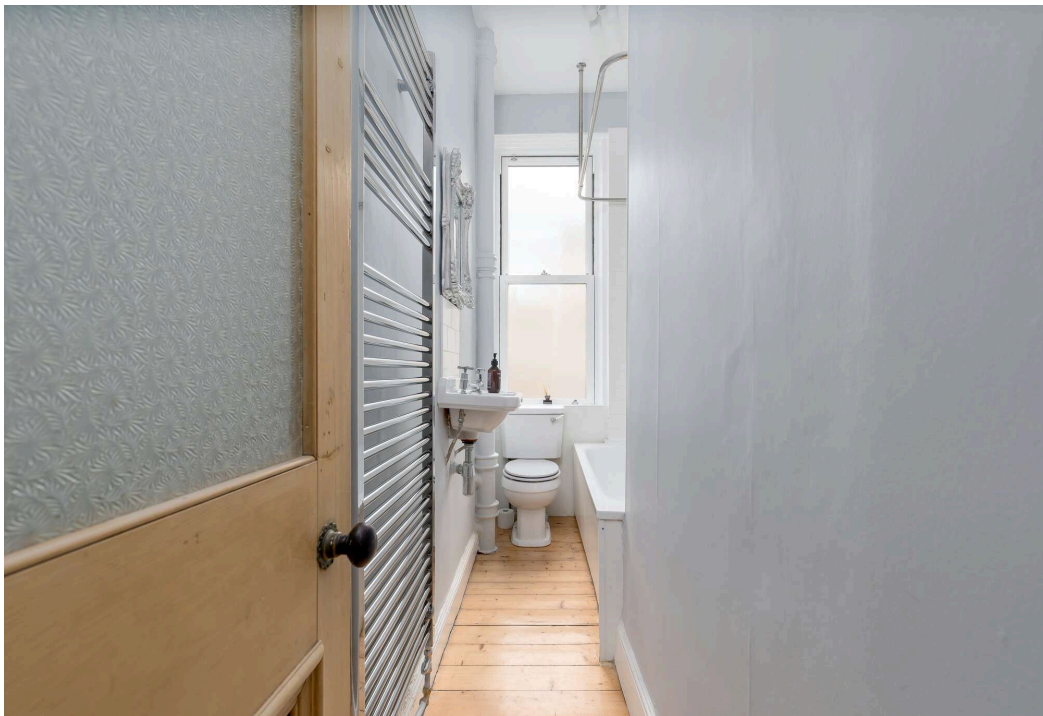
Extras

The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

Council Tax - Band C



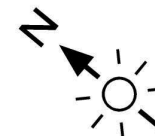




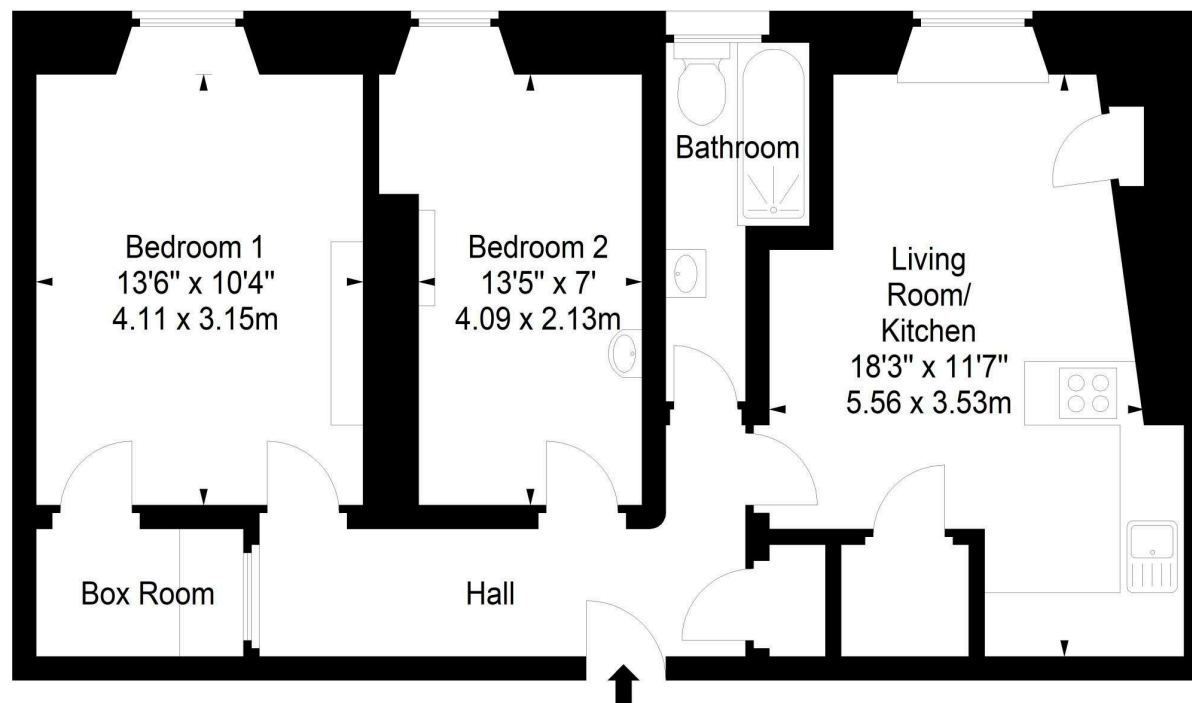




**Polwarth Crescent,
Edinburgh,
Midlothian, EH11 1HR**



Approx. Gross Internal Area
660 Sq Ft - 61.31 Sq M
For identification only. Not to scale.
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Second Floor

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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