

campbell  
smith



Flat 23, John Ker Court  
42 Polwarth Gardens,  
Edinburgh,  
EH11 1LN



- Third floor retirement flat
- Entryphone System & Lift
- Alarm pull chord system
- Sitting room
- Kitchen
- 2 bedrooms
- Shower room
- Box room
- Electric heating. Double Glazing
- Non allocated residents parking
- Communal laundry
- Age restrictions apply – minimum 60 years of age
- Confirmation of the ability to lead an independent lifestyle is required

Offers Over : £150,000

espc / rightmove  / Zoopla /  /  / 

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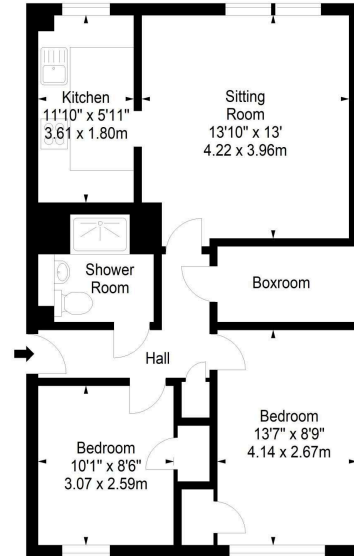




John Kerr Court,  
Polwarth Gardens,  
Edinburgh,  
Midlothian, EH11 1LN



Approx. Gross Internal Area  
658 Sq Ft - 61.13 Sq M  
For identification only. Not to scale.  
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Third Floor

**+** Extras  
No warranty is given regarding the services, systems or any appliances

Buses  
Polwarth Gardens - 10, 27

Shops  
A selection of shops on crossroads between Polwarth Gardens & Polwarth Crescent. Bruntsfield & Morningside

Schools  
Bruntsfield PS, St Cuthbert's RC PS, Boroughmuir High School, St Augustine's RC HS

Parking  
Non allocated residents parking

Council Tax Band - D

EPC - D

Factor  
Charles White, annual payment as of 1/4/24 is £1269.36. This inc building ins, cleaning and maintenance of communal & green areas

Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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