

106/3 Polwarth Gardens

Polwarth, EH11 1LH



2 bed



1 bath



2 public

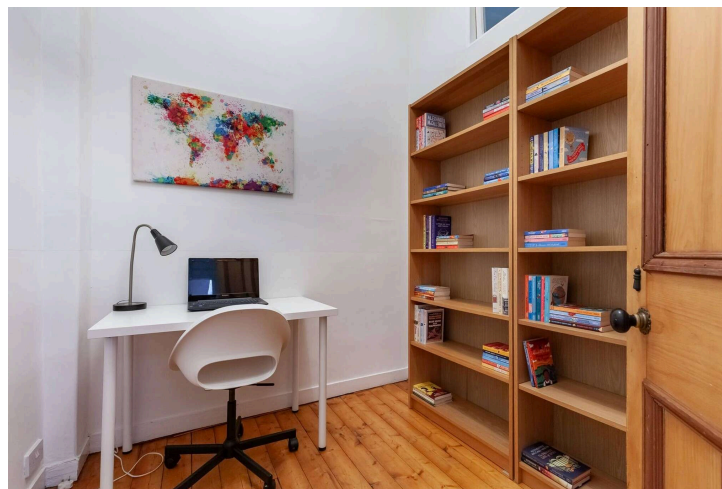


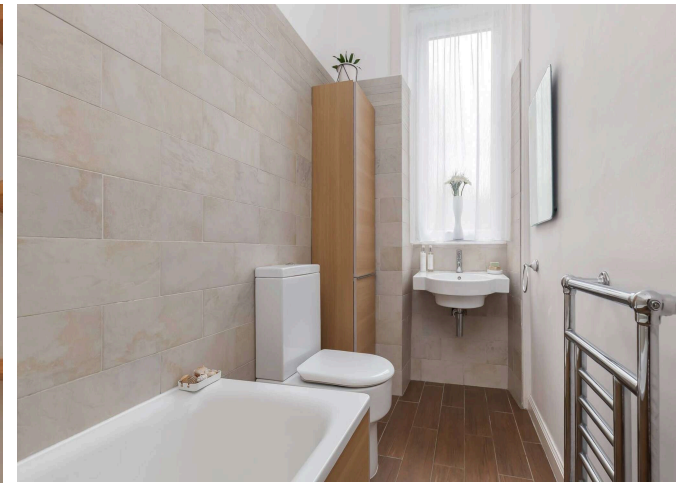
Key Features

- Spacious Victorian flat
- Beautiful bay fronted living room
- Second public room with dining recess
- Fireplace graces both receptions
- Modernised kitchen
- Two generous double bedrooms
- Sanded wooden floor

EPC: C

Council Tax: Band D





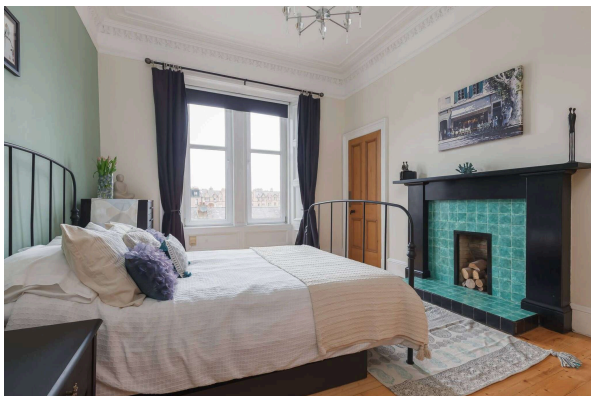
Location

Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Parks with the Union Canal running along its southern boundary or enjoy Merchiston Tennis & Bowling Club which is a couple of minutes' walk.

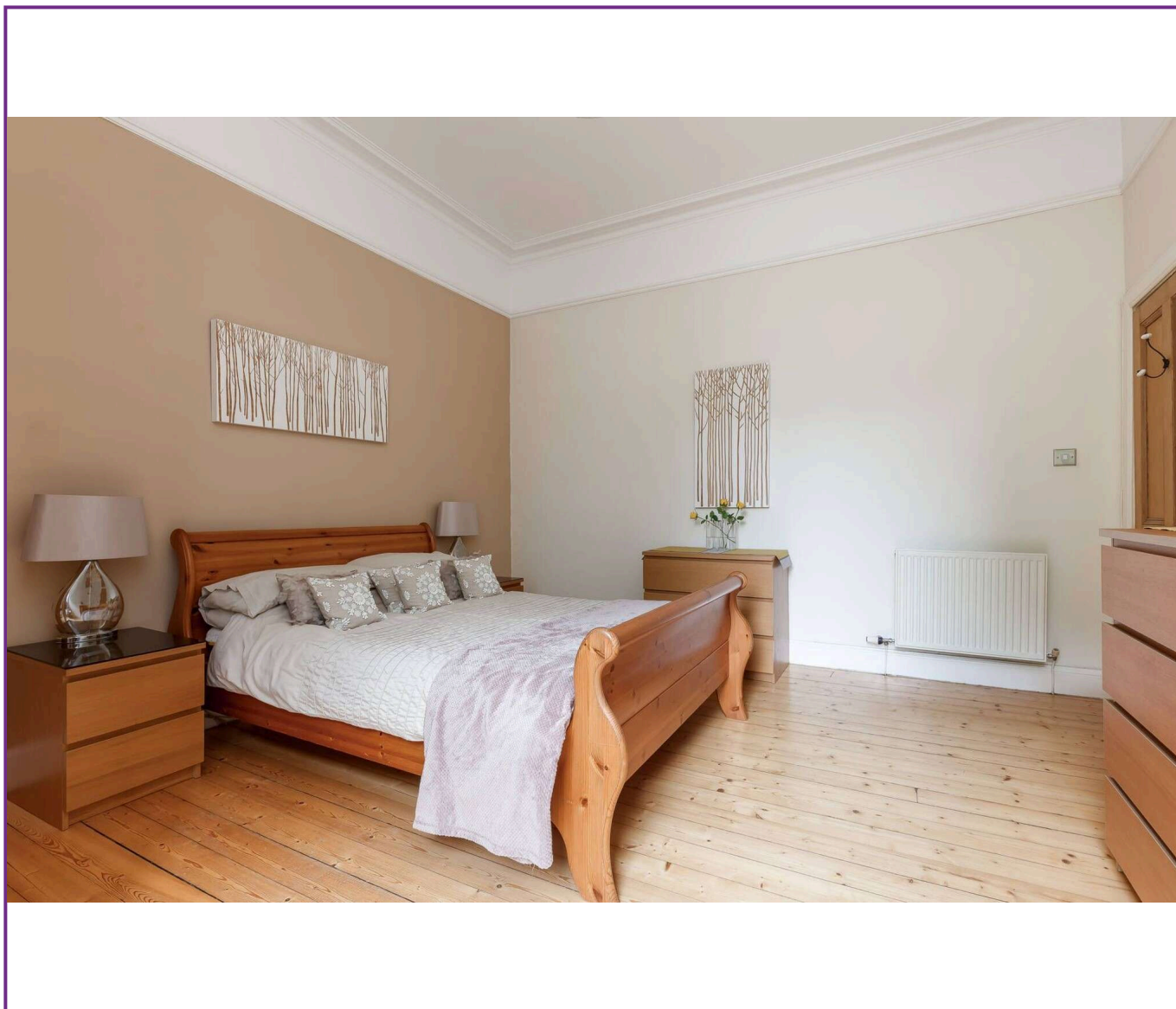
Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is around a five-minute walk from the property.

Craiglockhart Tennis Centre, Boroughmuir community sports, and Meggetland sports complex club are both within walking distance.

Polwarth Gardens enjoy excellent transport links, with a bus stop immediately outside the property with frequent services into the city centre.



Viewing
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