










Offers Over

£300,000

83 Polwarth Gardens

Polwarth | Edinburgh | EH11 1LQ

Stylish and beautifully presented main door ground and lower ground flat in desirable Polwarth, close to excellent local amenities and convenient transport links. Finished to a high standard throughout and offering spacious, flexible accommodation ideal for modern city living, the property will undoubtedly appeal to professionals, young couples, and those seeking something a little special.

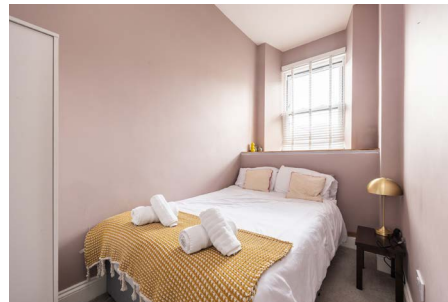
-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Shared garden
-  On-street parking
-  EPC Band - B
-  Council Tax Band - D



Description

An entrance vestibule leads into the impressive open-plan lounge/diner/kitchen – a fantastic, well-proportioned space with ample room for both lounge and dining furniture. A raised dining area with front-facing window adds character and definition, while the contemporary kitchen is fitted with sleek white gloss base and wall units, a breakfast bar nook with spotlighting, and a range of integrated appliances including oven, hob, hood, dishwasher, and fridge/freezer. Two inner hallways provide access to the second double bedroom and a stylish partially tiled shower room with rainfall shower heated towel rail. On the lower ground level, a large hallway offers excellent additional space, ideal for use as a home office or utility area. The principal bedroom is a generous double featuring two integrated double wardrobes and a modern partially tiled en-suite shower room with rainfall shower and heated towel rail.

Further benefits include gas central heating and double glazing.



Gardens & Parking

Externally, to the rear, there is a beautifully maintained shared garden, predominantly laid to lawn – a lovely spot to enjoy the outdoors. For the car owner, permit/metered parking can be found on street and within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, extractor hood, and dishwasher, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





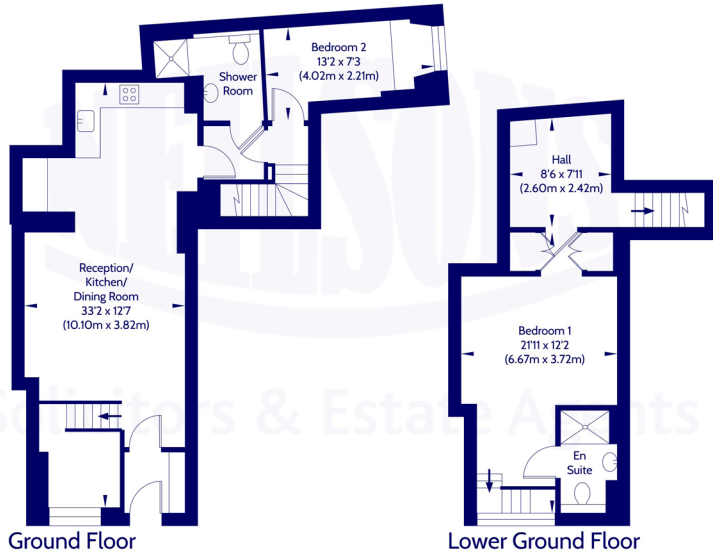
Location

Polwarth Gardens forms part of the desirable and well established Polwarth district, located to the south west of Edinburgh's city centre. The area is well served by an excellent range of local amenities for daily needs, with nearby Merchiston, Bruntsfield and Morningside offering a more extensive selection of specialist shops, cafés, bars and restaurants. Frequent bus services provide swift access to the city centre and surrounding areas, while the City Bypass, Edinburgh Airport and central motorway network are all easily accessible. Fountain Park leisure complex is close by, offering a multiscreen cinema, Nuffield Health gym, bowling alley and a choice of eateries. The area is particularly attractive to families and professionals, with green spaces such as Harrison Park, Bruntsfield Links and the Water of Leith Walkway nearby. It is also ideally located for access to Napier University and Edinburgh University campuses, and lies within the catchment area for the highly regarded Boroughmuir High School.





Approx. Gross Internal Floor Area 84 Sq M / 905 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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