



33 Polwarth Crescent

Polwarth, Edinburgh, EH11 1HR



VMH ESTATE AGENTS



Stunning main door flat conversion located in the popular area of Polwarth

- Superb sitting/kitchen/dining room
- Raised mezzanine study area
- Utility room & WC
- Double bedroom - built in wardrobes
- Stylish bathroom
- Variety of amenities close by
- Popular & convenient location
- Shared rear garden
- Permit parking
- Gas central heating & double glazing



Offers Over: £250,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Stunning main door flat (former shop conversion) forming part of a traditional Victorian tenement and located in the desirable residential area of Polwarth. The property lies within walking distance of a variety of local amenities and within easy reach of the City Centre.

This bright and generously proportioned property has been meticulously maintained by its present owner and offers stylish, contemporary accommodation over two levels. The interior is complemented by modern, quality fixtures and fittings throughout.

Extras

All fitted floor coverings, blinds, light fittings, oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

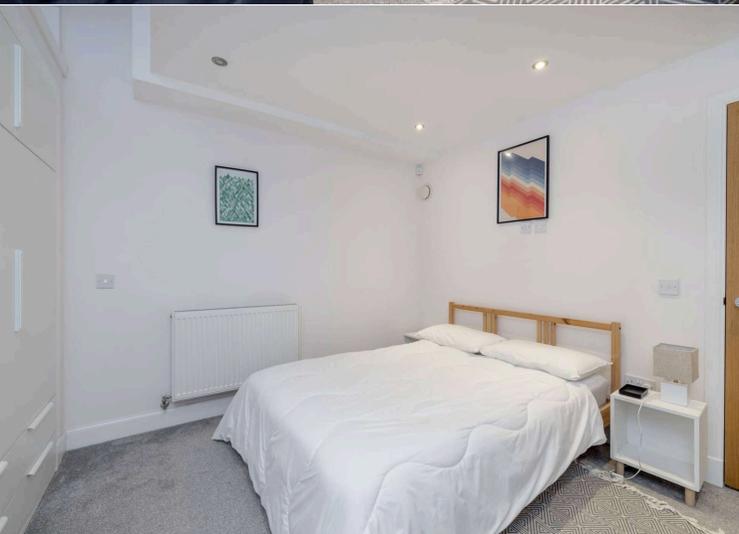




Location

Polwarth offers tranquil canal-side living just three miles south-west of Edinburgh city centre, combining a peaceful setting with excellent connectivity. The area offers a selection of local amenities, leisure facilities at Fountain Park, and is within walking distance of Bruntsfield's shops, boutiques and eateries.

Well placed for Edinburgh and Napier Universities, the financial district and city hospitals, Polwarth also appeals to outdoor enthusiasts with nearby parks, The Meadows and the Union Canal. Excellent public transport, cycle routes and quick access to the City Bypass, airport and major motorways complete its appeal.



33 Polwarth Crescent, EH11 1HR



House - Approx. Gross Internal Area - 792 Sq Ft - 73.58 Sq M

For identification only. Not to scale. © SquareFoot 2026





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.