

COULTERS[©]



88/6 POLWARTH GARDENS

POLWARTH, EDINBURGH, EH11 1LJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A beautifully presented two-bedroom top floor apartment in the popular Polwarth area of Edinburgh. Forming part of a traditional sandstone tenement, this is a fantastically bright and spacious property combining attractive original period features with contemporary, stylish interiors and décor.

The rooms feed off a very generous entrance hall with excellent storage. Situated at the front of the property is a beautiful bay windowed living room with a fantastic open outlook as well as a working gas fire, intricate cornicing and stripped and sanded original timber flooring. The kitchen/dining room, at the opposite end of the flat, is fitted with modern units and white subway style tiling. It also benefits from a large pantry cupboard which houses the washing machine. Both of the double bedrooms on offer are well-proportioned with bedroom 1 having the bonus of a large walk-in wardrobe/box room. A family bathroom with partial tiling and a 3-piece suite which includes a big bath with overhead shower, completes the accommodation.

KEY FEATURES



Top floor flat with lovely open outlook.



Two double bedrooms plus a box room.



Highly regarded schooling nearby.



Shared gardens to the rear.



Permit parking available.



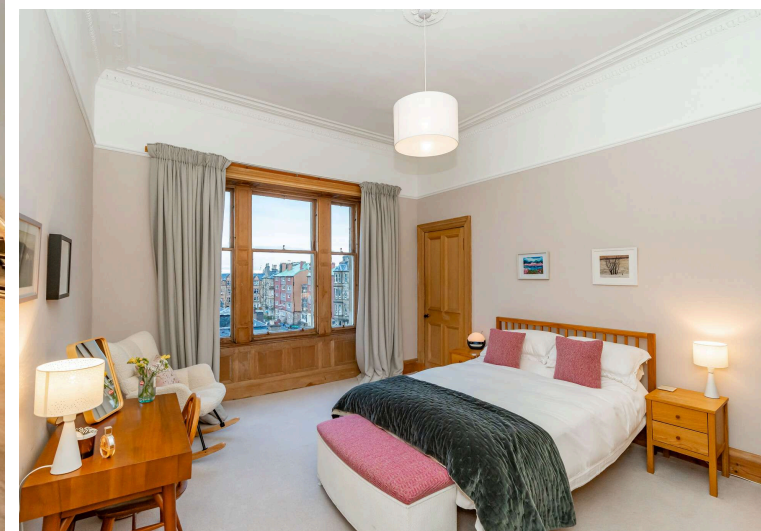
Close to lovely walks along The Union Canal.



EPC Rating - C



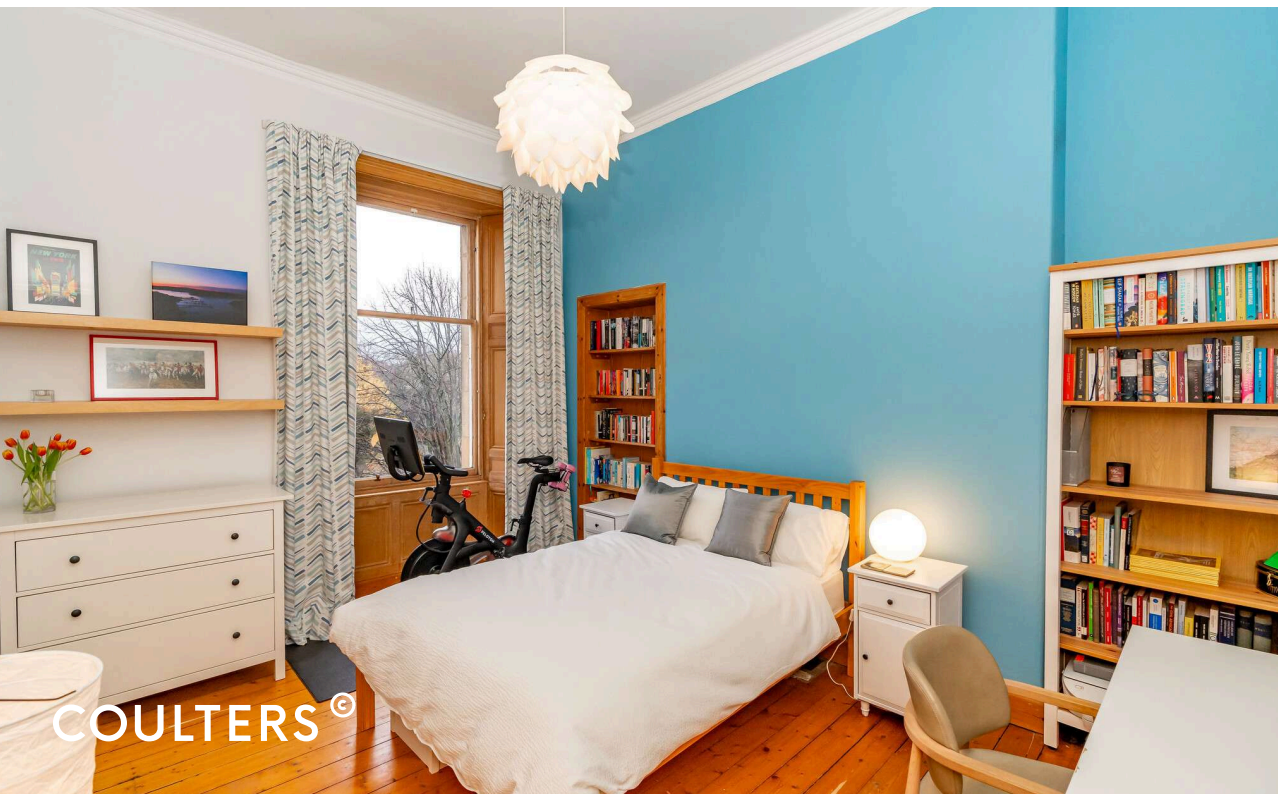
Council Tax Band - D



The property is fitted with gas central heating (operated by a modern boiler) and single glazed sash and case windows.

Externally there is a large, well maintained communal garden that is mainly laid to lawn and has a drying line. The flat also comes with its own storage cupboard which is located on the ground floor of the building.

Permit holder parking is available on the street outside.



THE LOCAL AREA

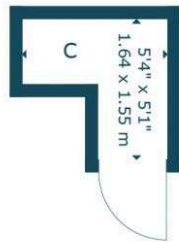
A quiet residential area of south west Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Merchiston Tennis & Bowling Club which is just along the road. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is around a five minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach. The bustling high amenity areas of Morningside and Bruntsfield are both just a short walk away and boast popular bars, cafés, and restaurants. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Morningside. The location of the property is ideally positioned for Edinburgh Napier University's Merchiston Campus. Highly regarded schooling includes Bruntsfield Primary and Boroughmuir High School, and Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. Haymarket Train Station is only a short walk and offers bus/tram links to Edinburgh International Airport. Regular buses operate to and from the City Centre and surrounding areas.

EXTRAS

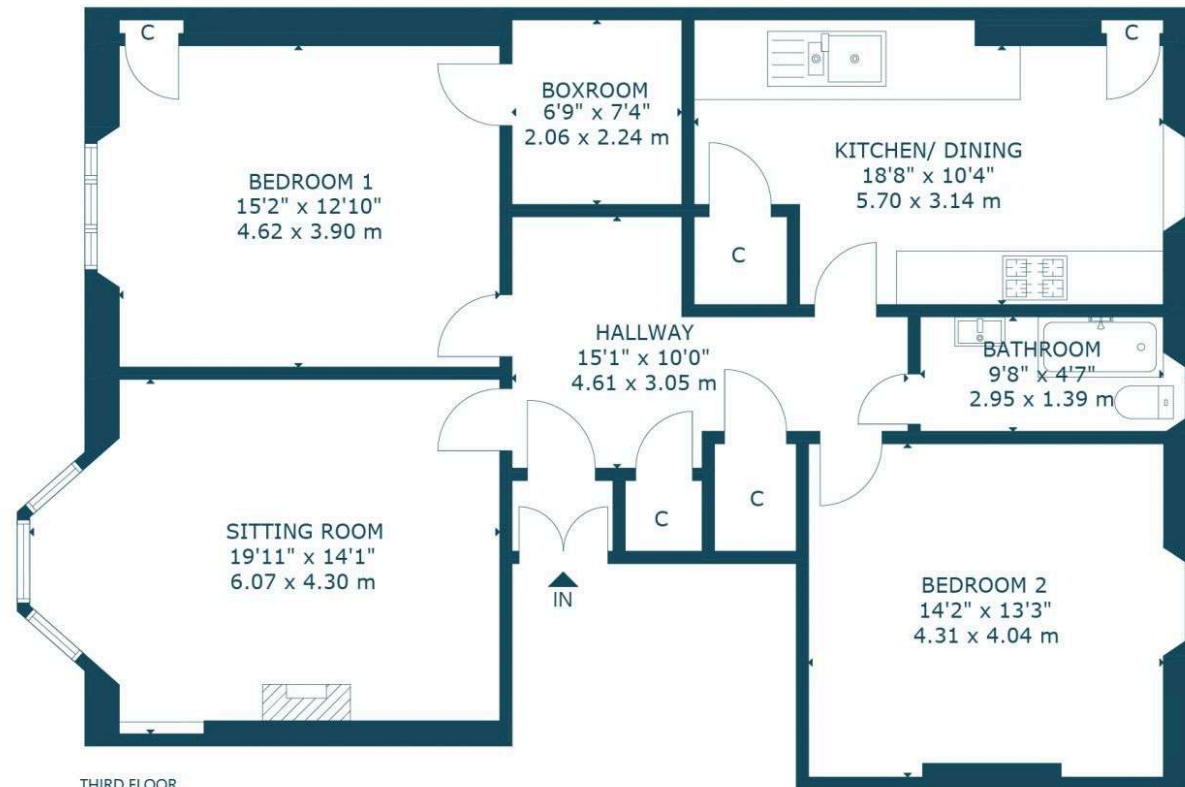
All light fittings, fitted flooring and white goods are included in the sale price. The freestanding wardrobes in the box room may be available subject to separate negotiation. Curtains in the sitting room & bedroom 1 are NOT included.

HOME REPORT VALUATION: £400,000





GROUND FLOOR



THIRD FLOOR

88/6 POLWARTH GARDENS, EDINBURGH, EH11 1LJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,135 SQ FT / 105 SQ M
EXTERNAL CUPBOARD 21 SQ FT / 2 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.