



47 (3F2) Polwarth Gardens, Edinburgh, EH11 1LB

Well-presented four-bedroom double upper top floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

47 (3F2) Polwarth Gardens is a well-presented and generously sized four-bedroom double upper top floor flat situated in the desirable Polwarth area. With excellent local amenities, schools, universities and public transport links on the doorstep, this property would suit a range of buyers including professionals, families, investors or as a pied-à-terre.

Welcoming entrance hall with storage cupboards; modern fitted breakfasting kitchen with wall & base units and integrated appliances; four good-sized double bedrooms, two with large bay windows overlooking the front; and a bathroom with three-piece suite. On the upper level, there is a bright and spacious open plan living room / dining room with two Velux windows offering dual aspect outlook.

ACCOMMODATION

Entrance hall. Living room / dining room. Kitchen. Four double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

LOCATION

Polwarth Gardens is situated in the popular residential area of Polwarth, lying southwest of the City Centre. Local shops cater for everyday needs with a large choice of supermarkets all within proximity. For recreational activities, Harrison Park and the Union Canal are very nearby, with the green open spaces of the Bruntsfield Links & the Meadows, as well as Merchiston Tennis Club, Craiglockhart Sports Centre and Craiglockhart Hill. Fountain Park Leisure complex with a Health Club, bowling alley, multiplex cinema, bars, and restaurants is within walking distance. Merchiston, Tollcross, Bruntsfield and Morningside are within approximately 1 mile of the property and offer a variety of specialist shops, restaurants, and bars. Catchment schools in the area include Bruntsfield Primary, Boroughmuir High, St Cuthbert's RC Primary and St





Augustine's RC High, with Edinburgh and Napier University campuses close by. Regular buses operate to and from the city centre and surrounding areas, and Haymarket Train Station & the City Bypass are easily accessible with links to the major motorway networks

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and some kitchen appliances. The fridge/freezer is not included in the sale however all other furniture is available by separate negotiation.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

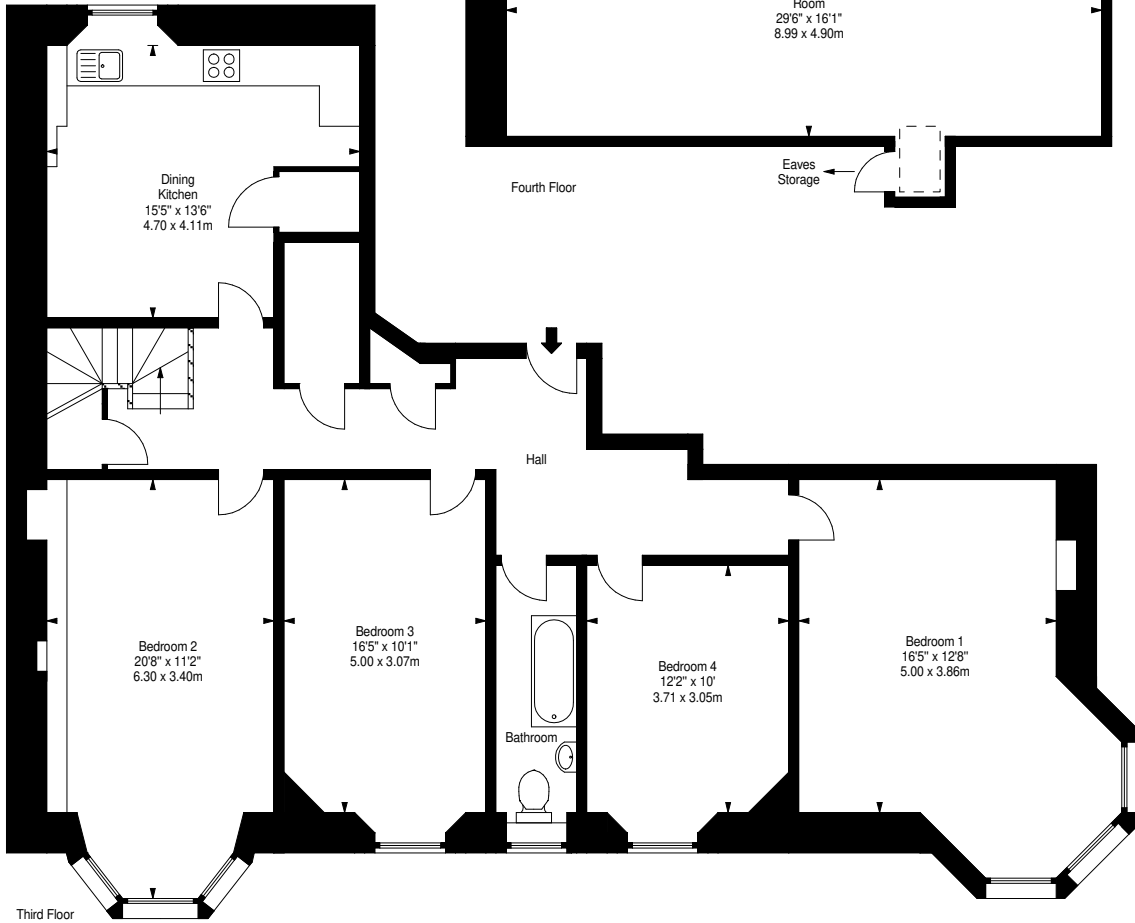
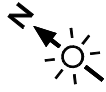
The property has an Energy Rating Category C
Tenure Freehold



3 Flat 2,
47 Polwarth Gardens,
Edinburgh,
Midlothian, EH11 1LB



Approx. Gross Internal Area
1828 Sq Ft - 169.82 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.