



24/1 Polwarth Gardens, Edinburgh, EH11 1LW



## Welcome

Welcome to Polwarth Gardens, a spacious and exceptionally well proportioned first floor flat, forming part of a traditional tenement building in the highly desirable Polwarth district of Edinburgh. Offering flexible and versatile accommodation throughout, this impressive property combines period character with generous living space and is ideally suited to professionals, couples, families or buy-to-let investors. Polwarth is a popular residential location lying close to Edinburgh's City Centre and offering an excellent range of local amenities, cafés, bars and shops nearby. Harrison Park, the Union Canal and excellent public transport links are all within easy reach, making this an ideal base for city living. An early viewing appointment is recommended.

- Reception hallway
- Living room
- Dining kitchen
- Three double bedrooms
- Useful box room
- Bathroom
- Secure entry system
- Communal gardens to the rear





## Polwarth

Polwarth is a highly sought-after residential area located just south-west of Edinburgh's City Centre. Popular with professionals, families and students alike, the area is renowned for its attractive traditional tenement properties, leafy surroundings and excellent local amenities. A superb selection of cafés, restaurants, bars and independent shops can be found nearby in Polwarth, Bruntsfield and Fountainbridge, while everyday shopping needs are well catered for with a range of supermarkets and convenience stores close at hand. The area enjoys excellent recreational opportunities including Harrison Park, the Union Canal walkway and nearby Bruntsfield Links and The Meadows. Regular public transport services provide quick and easy access into the City Centre and surrounding areas, while Haymarket Station, the City Bypass and central motorway network are also readily accessible. Polwarth is therefore ideally positioned for those seeking a balance of peaceful residential living and convenient city access.

## Extras

All fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.



# Get in touch

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Property Hub:

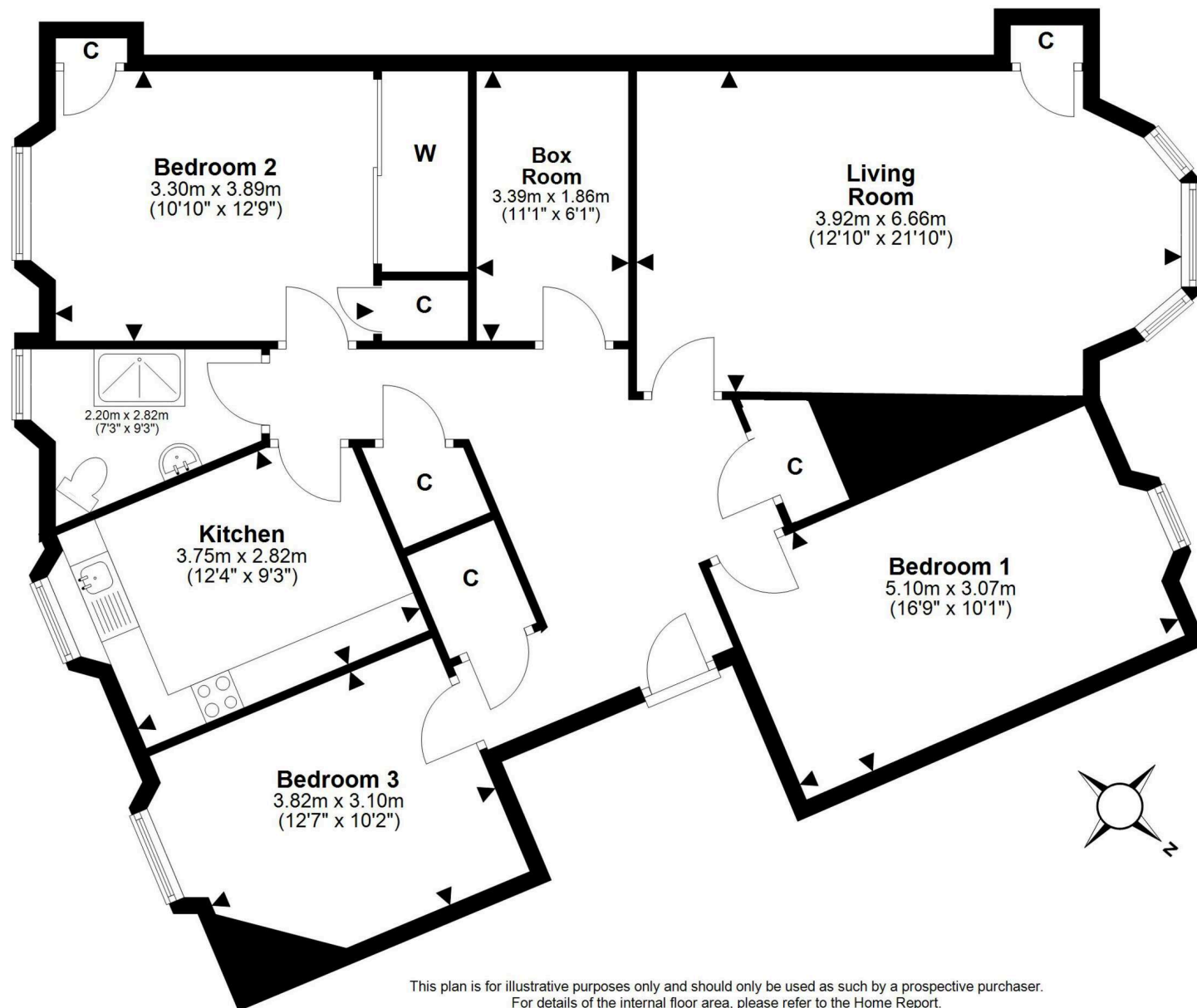
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.