



Offers Over
£320,000

25/4 Polwarth Crescent

Polwarth | Edinburgh | EH11 1HR

A most appealing second floor flat, forming part of a handsome period terrace and enjoying a superb high amenity location close to the city in the capital's popular Polwarth area.

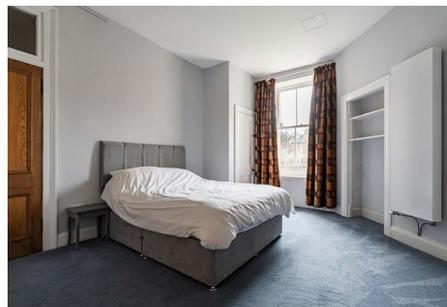
-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Communal garden
-  EPC rating – C
-  Council tax band - C



Description

Internally the space is well proportioned and offers a wealth of attractive period features, including high ceilings, detailed cornicing, original floorboards and fireplaces in the main rooms.

The accommodation is accessed via a communal hallway with secure entry and briefly comprises: welcoming hall with built-in storage, display shelving and clothes pulley, generously sized bay fronted reception room with elegant cornice work/ceiling rose, shelved press, newly laid carpet and attractive focal fireplace, compact yet well designed kitchen which has been fitted with an excellent variety of wood base and wall mounted units, complete with contrasting wipe-clean worktops, splash tiling and a range of built-in appliances, spacious southwest facing principal bedroom, fitted wardrobes and a pleasant open outlook over the surrounding area, second generously proportioned double bedroom with wood flooring and coving, and stylish modern bathroom with counter top basin, contemporary herringbone tiling, WC and over-bath drench shower.



Extras

All blinds, curtains, light fittings, integrated appliances and white goods will be included.

Gardens and Parking

To the rear of the building is a beautifully kept communal garden which enjoys a sunny southerly facing aspect and includes areas of lawn, planted borders, small trees and drying facilities. On-street permit parking is available on Polwarth Crescent and some of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

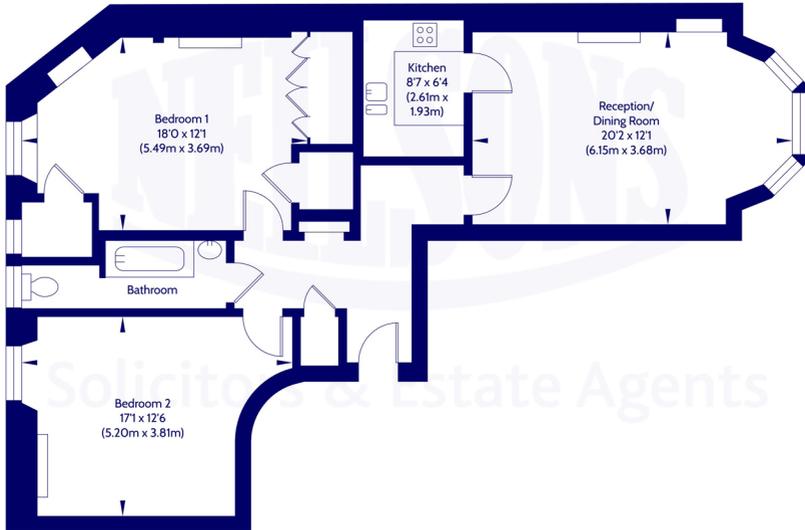
Enjoying a tranquil setting close to the picturesque Union Canal yet conveniently situated just three miles southwest of Edinburgh's city centre, this is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops both Lidl and Co-op supermarkets, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multiscreen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. The area is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses to the City Centre, Gyle Shopping Centre, Heriot Watt University and Leith – including night buses. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.





Approx. Gross Internal Floor Area 84 Sq M / 907 Sq Ft.

2nd Floor



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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