



26B/1 POLWARTH TERRACE

Polwarth, Edinburgh, EH11 1NA



1

Public Room



2

Bedroom



1

Bathroom

26B/1 POLWARTH TERRACE

This contemporary ground-floor flat forms part of an established modern development in popular Polwarth and offers bright, well-proportioned accommodation with the ease of single-level living. A long reception hall with excellent built-in storage leads to a spacious living and dining room, where a wide bay window brings in good natural light and frames leafy outlooks. The separate breakfasting kitchen is fitted with ample worktop and cupboard space. There are two bedrooms, including a generous principal, with the second also ideal for home working, while a modern shower room completes the accommodation. Further benefits include communal gardens, gas central heating, double glazing and residents' parking with one allocated space. Extras: All fitted floor and window coverings (apart from the curtains from the bay window which can be made available through separate negotiation), light fittings and appliances are included in the sale.

**CLICK
HERE**

TO TAKE A VIRTUAL
TOUR OF THE
PROPERTY



RECEPTION ROOMS & LIVING SPACE





FEATURES

- Contemporary ground-floor flat in popular Polwarth
- Bright interiors with easy single-level living
- Welcoming hall with excellent built-in storage
- Spacious living/dining room with bay window and leafy outlook
- Fitted breakfasting kitchen with good storage and worktop space
- Generous principal bedroom
- Versatile second bedroom, also ideal as a home office
- Modern shower room
- Communal gardens and one allocated residents' parking space
- Gas central heating and double glazing
- Factoring: Charles White at approx. £665/annum





THE BEDROOMS
& BATHROOMS



POLWARTH, EDINBURGH

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth 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, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth 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 – including night buses – to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.



VIEWING BY APPOINTMENT ONLY
WITH GILSON GRAY ON 0131 516 5366

EPC
RATING

C

COUNCIL
TAX BAND

E

FLOORPLAN



@gilsongrayprop



gilson gray property



gilson gray property



@gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation
Find the home you deserve

espc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.