



70 (3F2) POLWARTH GARDENS

POLWARTH, EDINBURGH, EH11 1LL

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Positioned on the third floor of a handsome traditional tenement, this exceptional three-bedroom flat has been comprehensively renovated to an outstanding standard, seamlessly blending timeless period character with high-quality contemporary design. Every room has been thoughtfully refurbished, creating a home that is both elegant and highly practical, while retaining an abundance of original features.

The magnificent bay-windowed sitting room is an impressive yet inviting space, beautifully enhanced by ornate cornicing, bespoke shelving and a striking marble fireplace complete with a stylish bioethanol fire, creating a wonderful focal point. Rich décor complements the room's period proportions, making it an ideal setting for both relaxing and entertaining.

The heart of the home is the beautifully redesigned dining kitchen, which has been completely reconfigured to maximise both space and functionality. The kitchen has an excellent range of cabinetry, generous worktop space and a selection of premium integrated appliances, including a wine fridge. The former kitchenette has been transformed into a charming dining room, creating a wonderful space for everyday meals and entertaining, while the original pantry has been cleverly converted into a useful utility area with dedicated space for both a washing machine and tumble dryer.

There are three generous double bedrooms, each individually styled with an eye for design while offering excellent proportions and flexibility for family living or home working.

KEY FEATURES



Beautifully presented top floor flat.



Three double bedrooms plus large box room.



Communal gardens to the rear.



Permit parking available on-street.



Highly regarded schooling nearby.



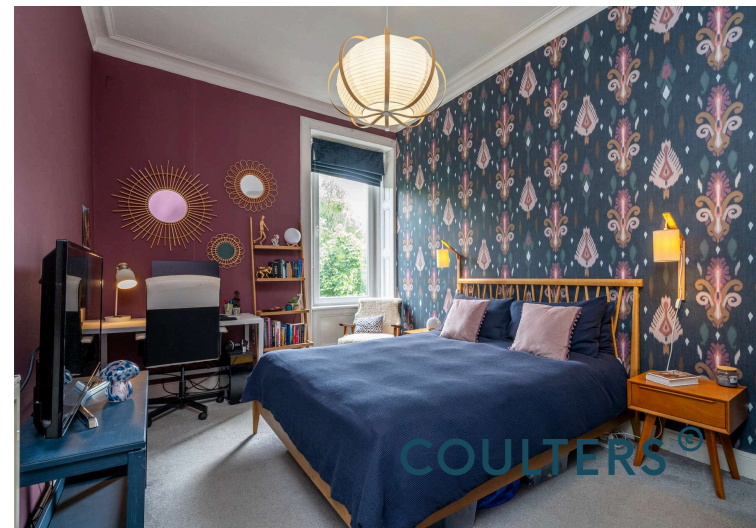
Close to lovely walks along The Union Canal.



EPC Rating - C



Council Tax Band - E



The principal bedroom is particularly impressive, enjoying a beautiful fireplace, decorative finishes and ample space for freestanding furniture. A versatile box room provides an ideal home office, nursery or additional storage space. The shower room has been completely renewed and finished to a high specification, featuring contemporary fittings, stylish tiling, a large walk-in shower and a smart illuminated mirror, creating a luxurious space.

Further benefits include gas central heating and double glazing.

Externally there is a communal garden that is mainly laid to lawn and has a drying line. On street permit holder parking is available.



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.

The development is professionally factored by Edinburgh Block Management, with an approximate annual factoring cost of £365. The factoring charges have been paid by the owner up to November 2026.

EXTRAS

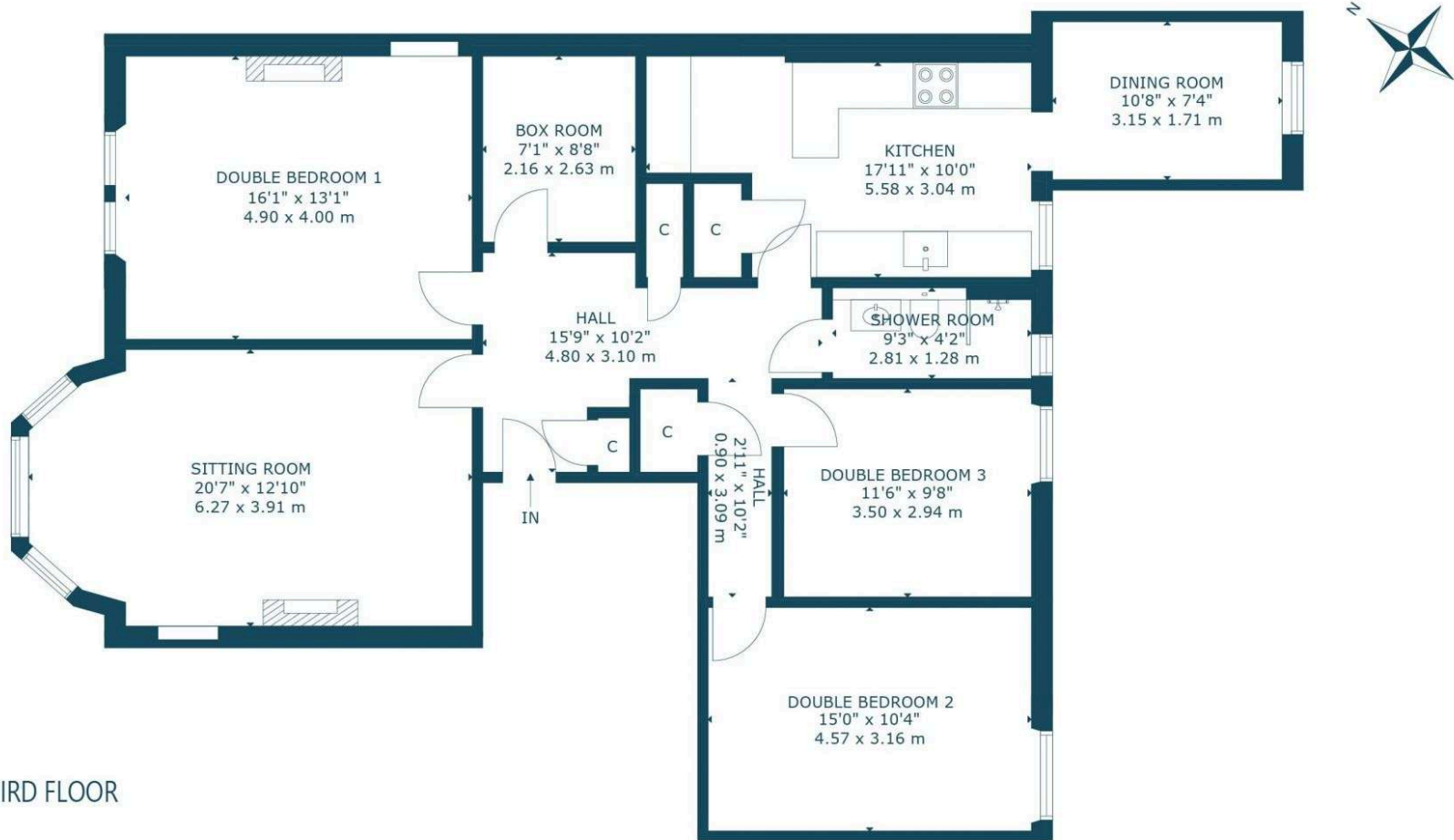
The blinds, fitted flooring, integrated appliances, kitchen and dining room light fittings and sitting room bookcases are included in the sale price. The lamp shades in the other rooms will be removed prior to sale.



COULTERS[©]

HOME REPORT VALUATION: £525,000





THIRD FLOOR

70 (3F2) POLWARTH GARDENS, POLWARTH, EDINBURGH, EH11 1LL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,298 SQ FT / 121 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.