



RALPH SAYER
SOLICITORS & ESTATE AGENTS

10/7 Dorset Place

Polwarth, Edinburgh, EH11 1JQ

10/7 Dorset Place

Welcome to a one-bedroom second-floor flat which forms part of a modern development, peacefully located beside the Union Canal in sought-after Polwarth. Just a brisk stroll from Edinburgh's fashionable West End, this charming home is an ideal residence for city professionals, couples, and first-time buyers alike. It is presented in move-in condition, enjoying bright and airy rooms with crisp neutral décor throughout. It further benefits from a modern kitchen and shower room, good built-in storage, and private allocated parking.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, and extractor hood), a freestanding fridge/freezer, and a washing machine to be included in the sale.

Factor: the development is factored by Philip Bald Accountancy for approximately £70 per month. This cost covers block building insurance and the upkeep of communal areas.

Property Summary

- A modern second-floor flat in Polwarth
- Part of a sought-after development
- Delightful views over the Union Canal
- Blank canvas of décor throughout
- Entrance hall with two cupboards
- Bright and spacious living/dining room
- Well-appointed kitchen with a pantry
- One bedroom with built-in wardrobe
- Modern three-piece shower room
- Carefully maintained communal garden
- Private allocated parking
- Electric heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £220,000

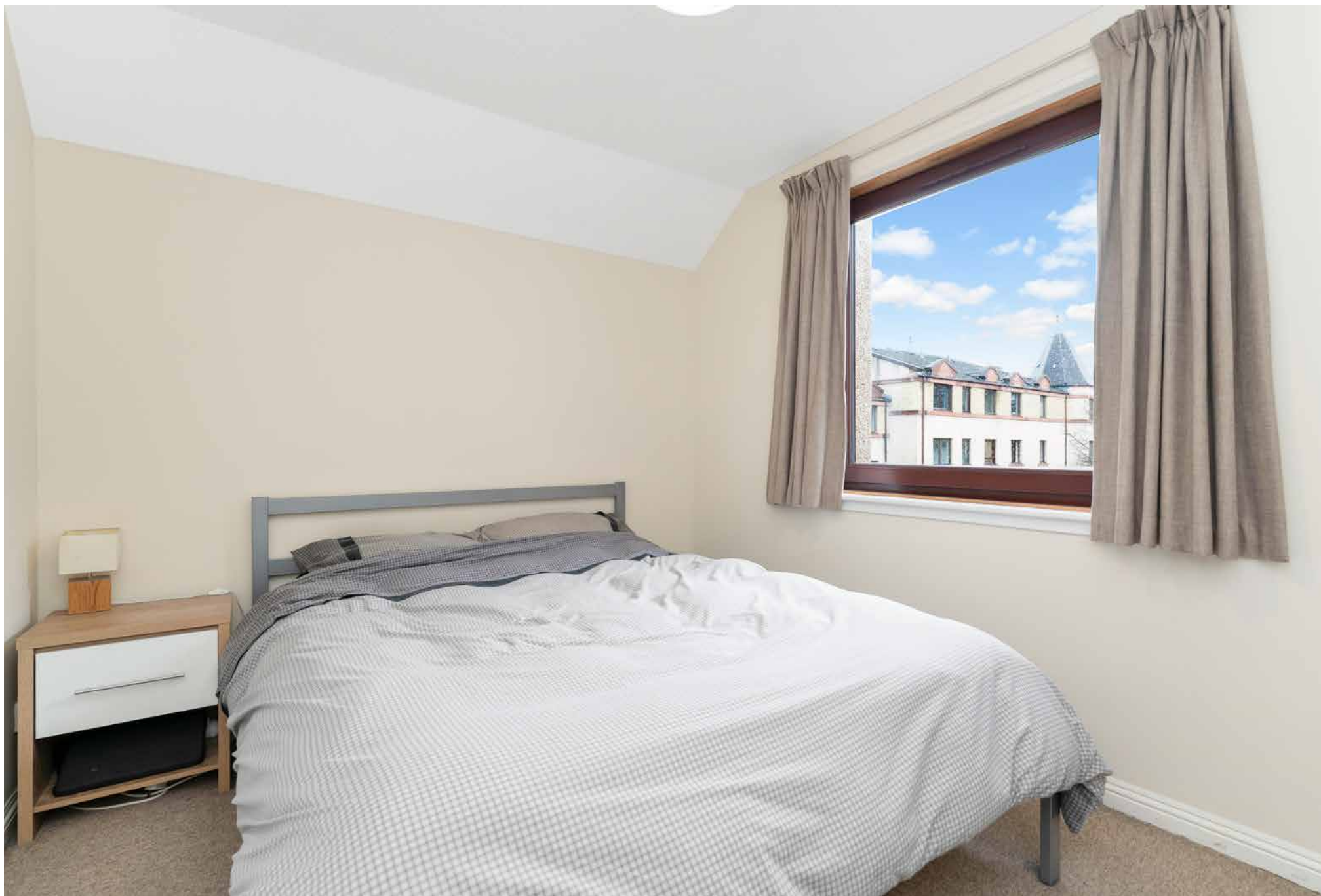






Bright and spacious
living/dining room and a
well-appointed kitchen
with a pantry







Part of a sought-after
development peacefully
located beside the Union
Canal in Polwarth



Let us help you find your next
dream property!



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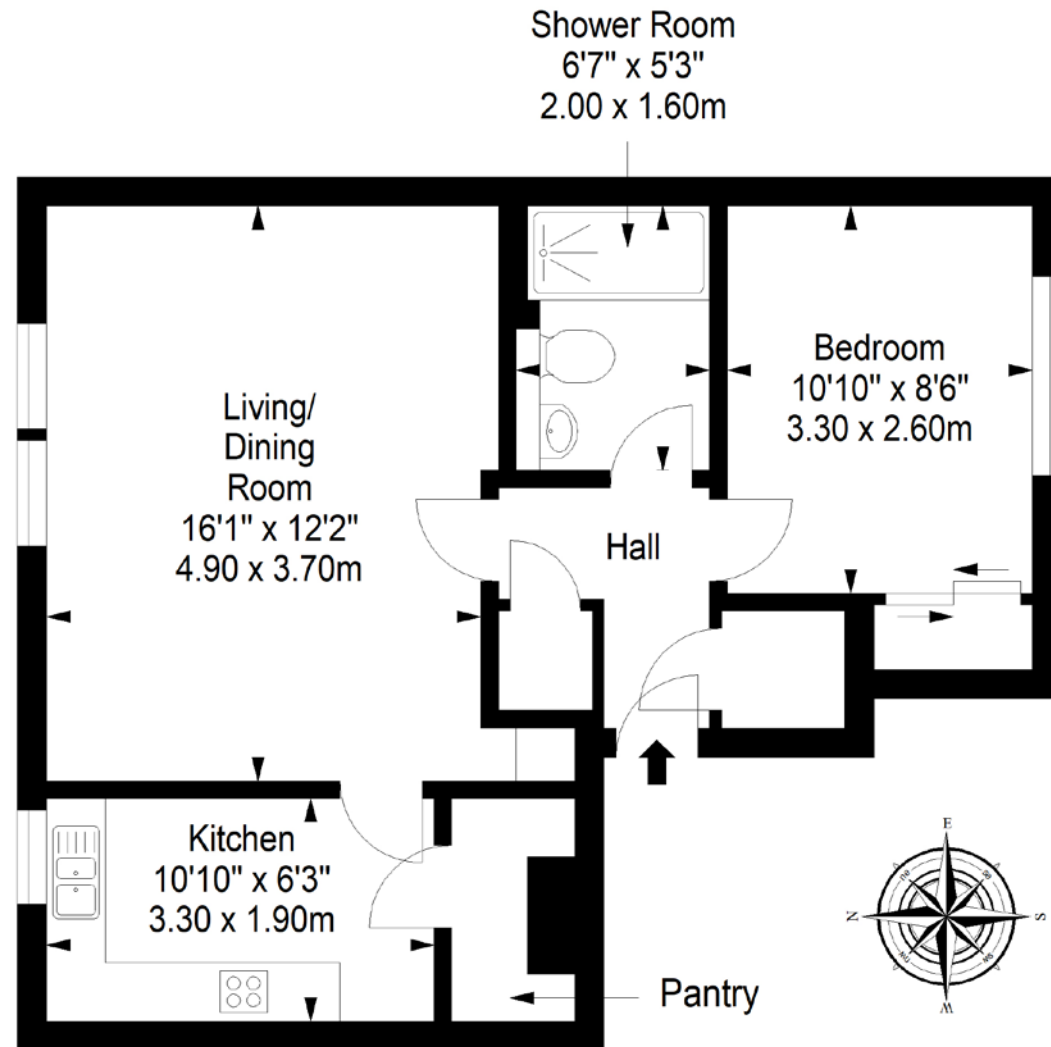
CHARTERED FIRM

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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Second Floor
Approx. 46.5 sq. metres (500.5 sq. feet)



Total area: approx. 46.5 sq. metres (500.5 sq. feet)