

85/6 POLWARTH GARDENS

POLWARTH, EDINBURGH, EH11 1LQ

Welcome to a traditional two-bedroom second-floor corner flat in sought-after Polwarth, offering the perfect combination of spacious period architecture and modern neutral styling.



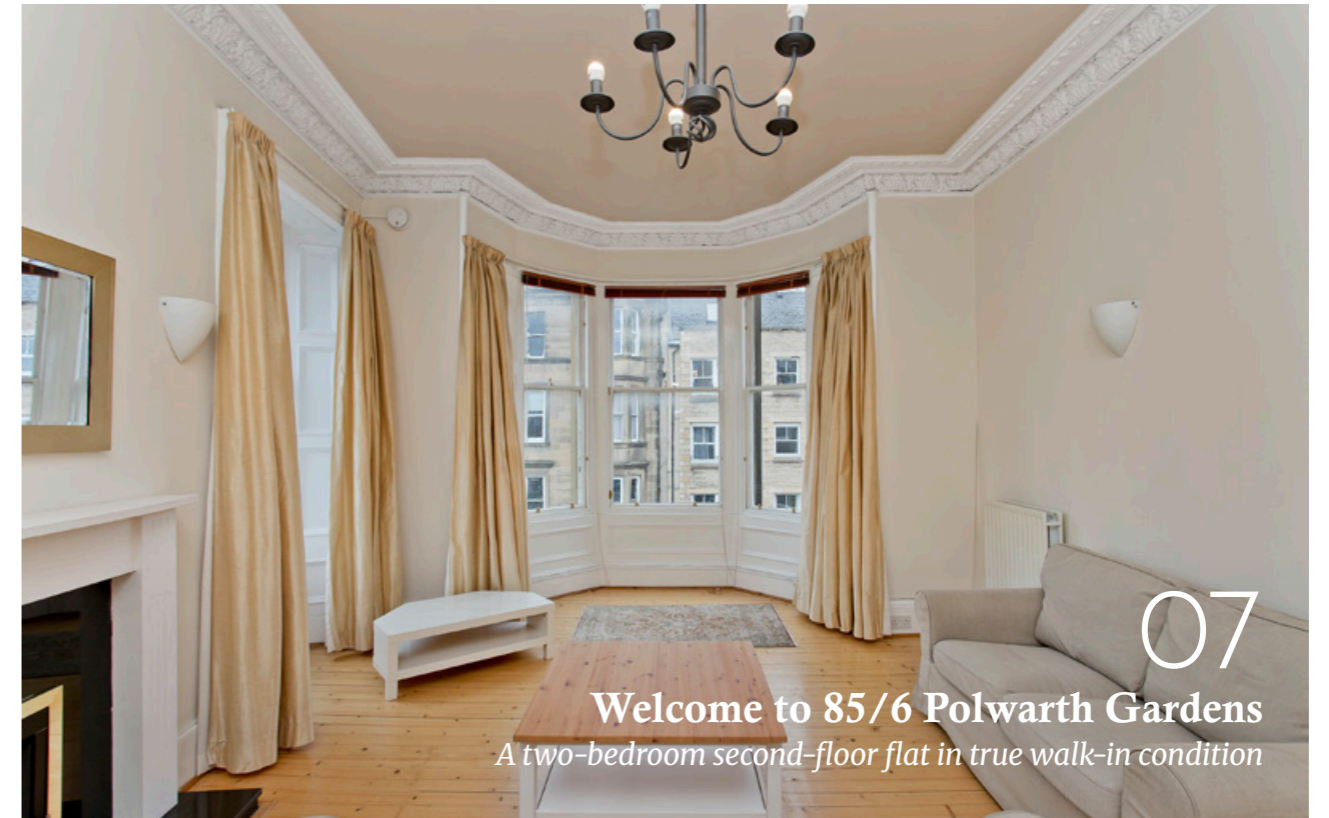
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— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton



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Welcome to 85/6 Polwarth Gardens
A two-bedroom second-floor flat in true walk-in condition

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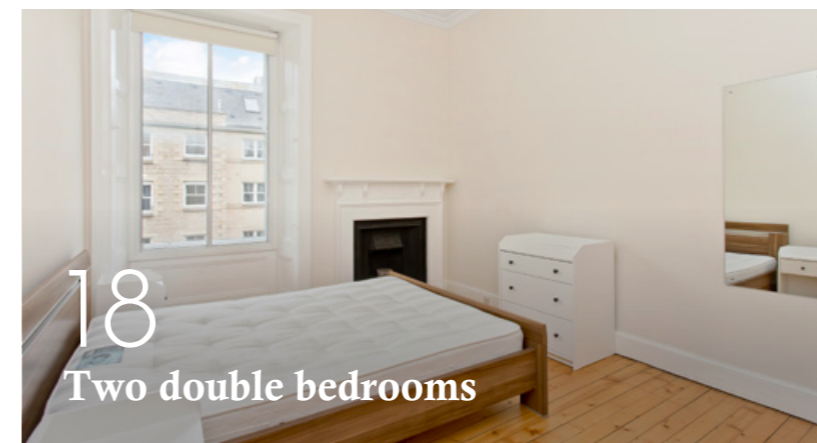
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Spacious dining kitchen



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85/6 Polwarth Gardensw

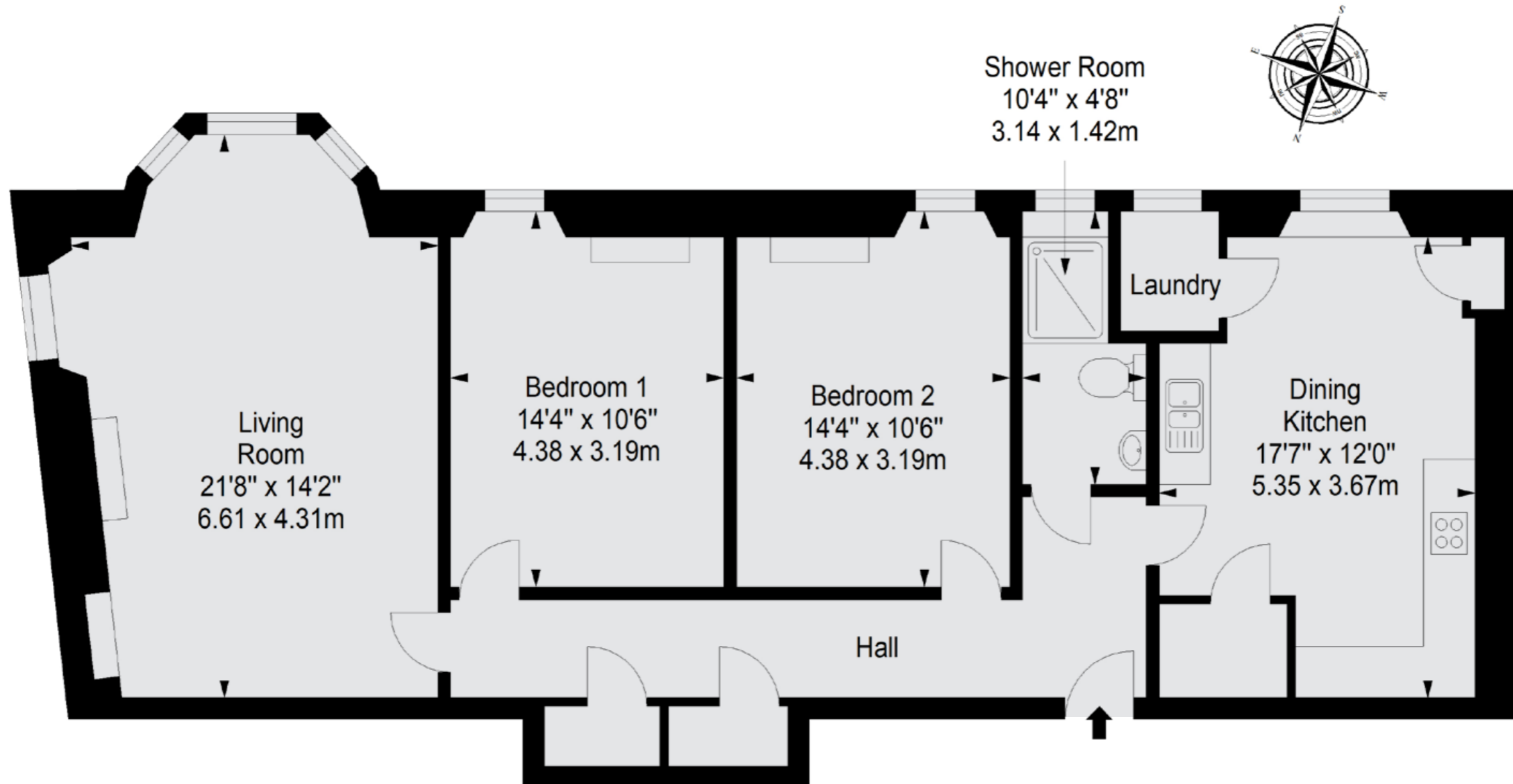
Location

Polwarth, Edinburgh, EH11 1LQ

Approximate total area:

97.3 sq. metres (1047.4 sq. feet)

 - Second Floor



SECOND-FLOOR CORNER FLAT IN WALK-IN CONDITION

Living room view



Immaculately presented in true walk-in condition, this two-bedroom second-floor corner flat is move-in ready, providing new buyers with an attractive blank canvas throughout. The home features spacious rooms with wooden floorboards, four-panel wooden doors, and a host of original features. Every room also benefits from a southeast-facing aspect, ensuring the accommodation is wonderfully bright and airy. Furthermore, it has a high-end dining kitchen and a three-piece shower room, as well as a communal garden and controlled permit parking. Forming part of a handsome traditional building in Polwarth, it has a much sought-after setting within easy reach of Merchiston and Morningside, as well as the city centre. It is set close to Harrison Park and the Union Canal and national cycle route, with fantastic nearby amenities and highly-regarded schooling.

GENERAL FEATURES

- Second-floor corner flat in true walk-in condition
- Forms part of a handsome traditional building
- Sought-after setting in popular Polwarth
- Blank canvas of décor and period features
- Home Report value - £375,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Secure telephone-entry system
- Central hall with two built-in cupboards
- Living room with southeast-facing bay window
- Spacious dining kitchen with:
 - Granite worksurfaces
 - Integrated kitchen appliances
 - Additional built-in storage
- A laundry cupboard
- Two spacious double bedrooms
- Shower room with a three-piece suite
- Gas central heating and sash windows

EXTERNAL FEATURES

- Well-maintained communal garden
- Controlled permit parking (Zone S3)



IMPECCABLE

introduction



The flat is accessed via a secure telephone-entry system and shared stairwell, its front door opening to a central hall leading to all accommodation. Setting the theme of décor, neutral tones and stripped wooden floorboards ensure an impeccable introduction, along with two built-in cupboards for storing coats, shoes, and other belongings.



SPACIOUS LIVING

*with elegant décor and
period details*

The living room continues the hall's understated decoration, creating a calm environment for unwinding and socialising. A darker hued ceiling brings further definition to the ornate ceiling rose and cornice work, accentuating the lofty dimensions of the room. At the same time, it mirrors the warm glow of the varnished floorboards adding to the elegance of this space. It is a highly effective look.

In addition, dual-aspect windows, including a southeast-facing bay window, flood this spacious reception area in a cascade of natural light, whilst a handsome fireplace (beside a shelved recess) forms a lovely focal point for the arrangement of lounge furniture.



LARGE DINING KITCHEN

with monochrome styling





*Perfect for
entertaining family
and friends*

The large dining kitchen is neatly organised to create a central space for a table and chairs – perfect for entertaining family and friends. Furthermore, it has a generous range of cream-coloured cabinets, alongside solid granite worksurfaces and easy-to-clean splashbacks. There are clever storage solutions, as well as additional built-in cupboards and a laundry closet. Integrated appliances add the final touch to this charming space (oven, gas cooker, and extractor hood). A freestanding washing machine and fridge/freezer are also included.



THE BEDROOMS

A clean slate for new buyers



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choosing the crisp neutral styling of the living area, the two double bedrooms both capture the perfect aesthetic for new buyers. It ensures a clean slate that allows you to easily add your own mark, whilst also enhancing a light and airy ambience. Each room provides spacious proportions, with varnished wooden floorboards and a period feature fireplace for added decoration.



"... Each room provides spacious proportions, with varnished wooden floorboards and a period feature fireplace ..."



THE BATHROOM

Bathed in natural light

The shower room is bathed in natural light and is further enhanced by a neutral palette. It features a quality three-piece suite too, incorporating a storage-set washbasin, a towel radiator, a toilet, and a step-in shower cubicle with an overhead rainfall shower.

This property has gas central heating and traditional sash windows.



GARDEN & PARKING

Lounge in the sun with neighbours, family and friends

Externally, the flat has access to a communal rear garden that is well maintained and organised around a generous lawn. It provides a lovely setting for lounging in the sun with neighbours, family and friends. Furthermore, the property falls within a controlled permit parking area (Zone S3), ensuring residents have space to park.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and a washing machine to be included in the sale.

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.



SCHOOLS

State Schools: Bruntsfield Primary School, Boroughmuir High School, St Cuthbert's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School

CULTURE

Summerhall, King's Theatre, Dominion Cinema, The Queen's Hall, Usher Hall

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

A MUCH SOUGHT-AFTER LOCATION CLOSE TO FASHIONABLE MORNINGSIDE AND MERCHISTON

LOCATION



2.1 miles from Princes Street

TRANSPORT



Bus – 1, 4, 10, 11, 15, 27, 30, 34, X27, X28

Tram Stop – West End (0.9 miles)

Train Station – Waverley (1.9 miles), Haymarket (0.9 miles)

Airport – Edinburgh International (7.3 miles)



SPORTS

Warrender Swim Centre, Prestonfield Golf Club, Bruntsfield Links

PARKS

Harrison Park, the Union Canal and national cycle route, Bruntsfield Links, The Meadows

FOOD & DRINK

Cafés, Independent multi-cultural eateries, Bistros and delis, Takeaways

— *Where truly bespoke service is the cornerstone of our ethos*

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Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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— *Property Consultant*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

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— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

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SCAN TO DISCOVER MORE

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