



**DMD** | SOLICITORS &  
ESTATE AGENTS

6/8 Dorset Place, Edinburgh, EH11 1JP

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Ideally positioned on the second floor, this attractive flat enjoys stunning views over the Union Canal and a superb open outlook. Presented in fresh, neutral décor throughout, the property is offered in move-in condition. Forming part of a modern development close to the City Centre, it is ideally located for easy commuting to Edinburgh Napier University and Heriot-Watt University, as well as central Edinburgh.

The property further benefits from an allocated parking space within a private residents' car park, double glazing, and electric heating. It is anticipated to appeal to a range of purchasers, including young professionals, first-time buyers, and investors.

The accommodation comprises:

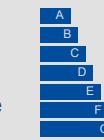
- Welcoming entrance hall with storage cupboard
- Bright and spacious corner bay-windowed sitting/dining room enjoying pleasant views over the Union Canal
- Well-appointed kitchen fitted with a range of wall and base units, laminate worktops, and integrated appliances including an electric hob with extractor hood, electric oven, washing machine, and fridge freezer
- Generously sized double bedroom with built-in mirrored wardrobes and side-facing window
- Contemporary bathroom fitted with a wash hand basin set within a vanity unit, WC, and bath with Triton electric shower over



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)



EPC RATING  
D



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## Outside and Gardens

The property has an allocated parking space within a private car park. Further parking is available on street. There are shared landscaped areas within the development.

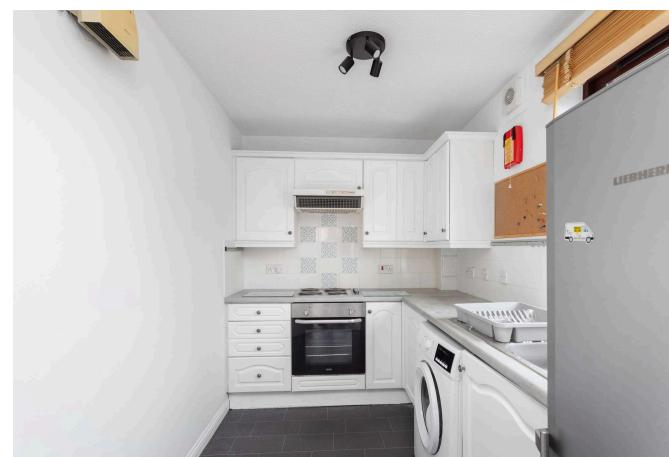
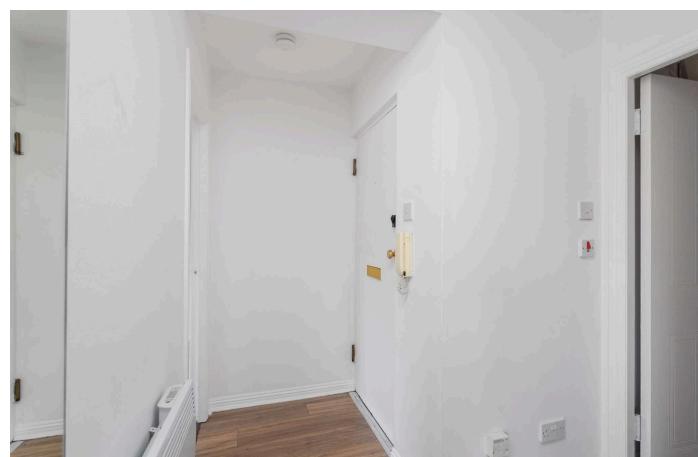
## Location

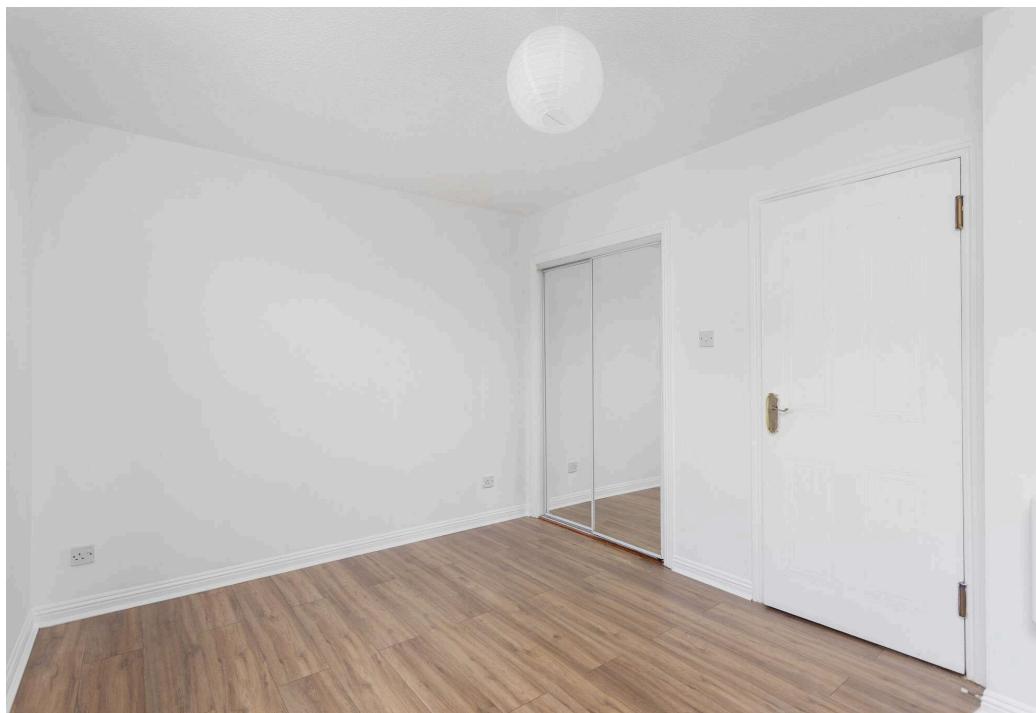
Polwarth is situated approximately two miles south-west of Edinburgh City Centre. There is a variety of local shops and banking facilities nearby at Polwarth Gardens. Further shopping facilities and amenities can be found in nearby Bruntsfield and Morningside. Frequent local bus services run along Polwarth Gardens and Dundee Street to the City Centre. Nearby Fountain Park leisure complex has bars, restaurants, ten pin bowling, cinema and health club facilities. It is well placed for Heriot Watt, Napier and Edinburgh Universities.

## Factoring

Dorset Place Proprietors Association have appointed Philip Bald Accountancy. Last year came to around £875 which covered the maintenance and cleaning of the common areas and the block building insurance policy.

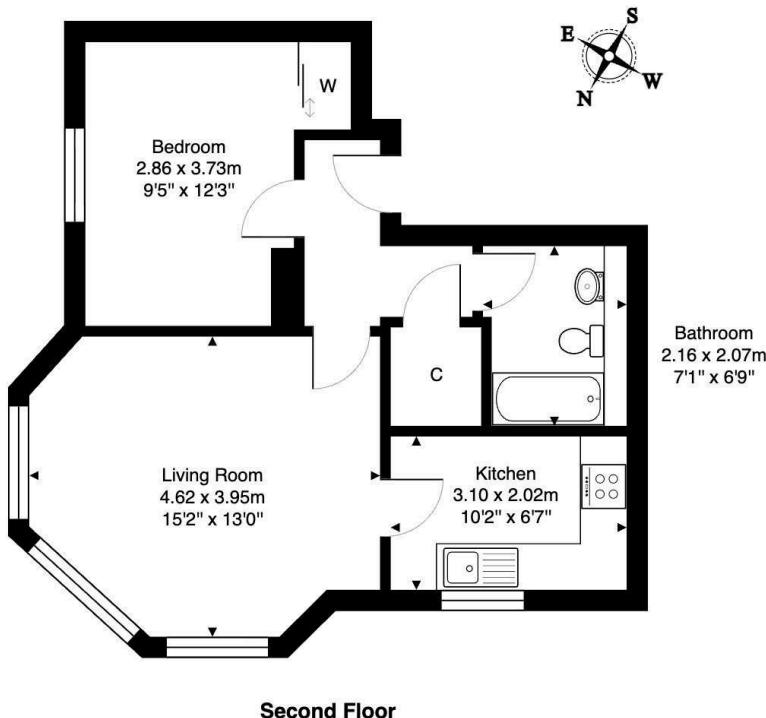
Council tax - Band D







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Total Area: 45.4 m<sup>2</sup> ... 489 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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