

**41 Dundee Terrace
EDINBURGH EH11 1DW**

Offers Over £270,000

- Large living/dining room featuring ornate corning
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven
- Two double bedrooms with master featuring built in wardrobes
- Gas central heating and double glazing
- Shower room fitted with two-piece suite and electric walk in shower
- Well kept communal garden
- On-street permit parking

**Council Tax Band: C
Tenure: Freehold**



Maindoor Flat

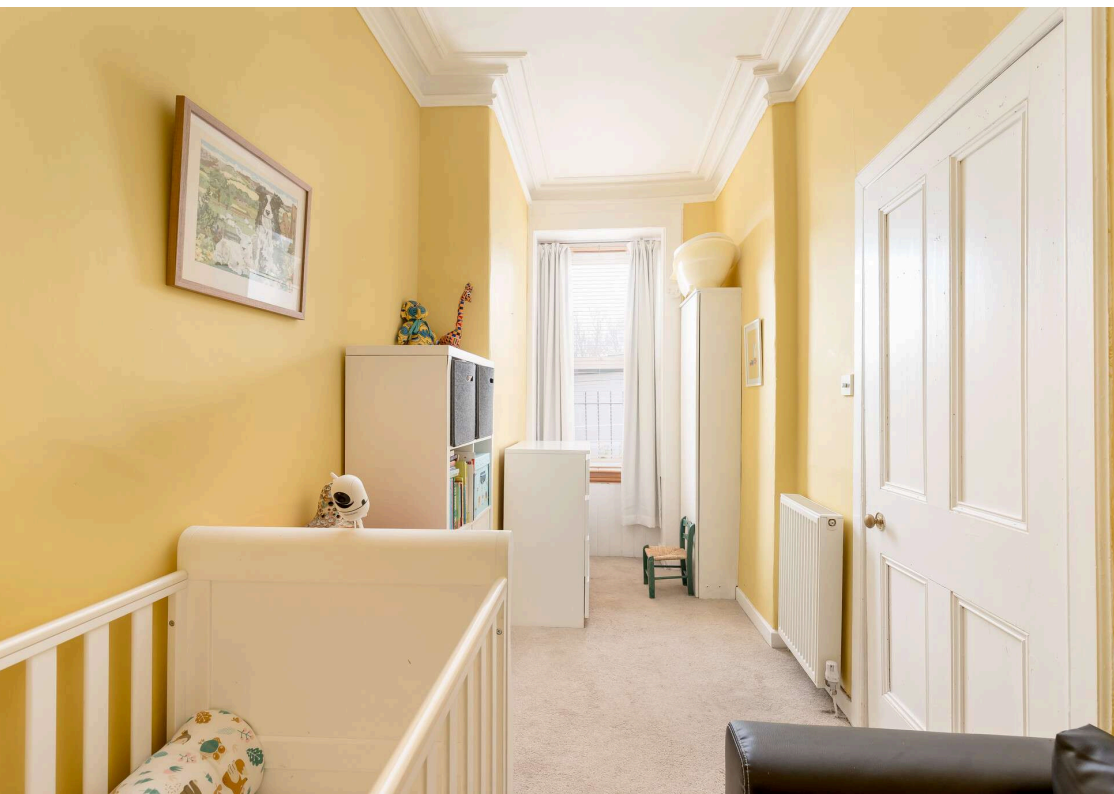
This superb two-bedroom main-door flat, located in the highly sought-after Polwarth area, is sure to appeal to a wide range of buyers. Offering generous living space and excellent transport links to the city centre, the property combines period charm with modern practicality. Early viewing is highly recommended.

The accommodation comprises a spacious living/dining room showcasing original ornate cornicing and attractive natural wood flooring. The room offers ample space for dining and entertaining, making it ideal for hosting friends and family. The kitchen is fitted with a range of floor and wall-mounted units and includes an electric hob and oven. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes providing excellent storage. The shower room is fitted with a two-piece suite and an electric walk-in shower. The welcoming hallway further benefits from two large storage cupboards. The property enjoys gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, residents have access to a well-maintained communal garden to the rear, along with a private garden area to the front. On-street permit parking is readily available.

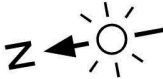
Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the highly sought after and popular Bruntsfield Primary, Boroughmuir High School and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

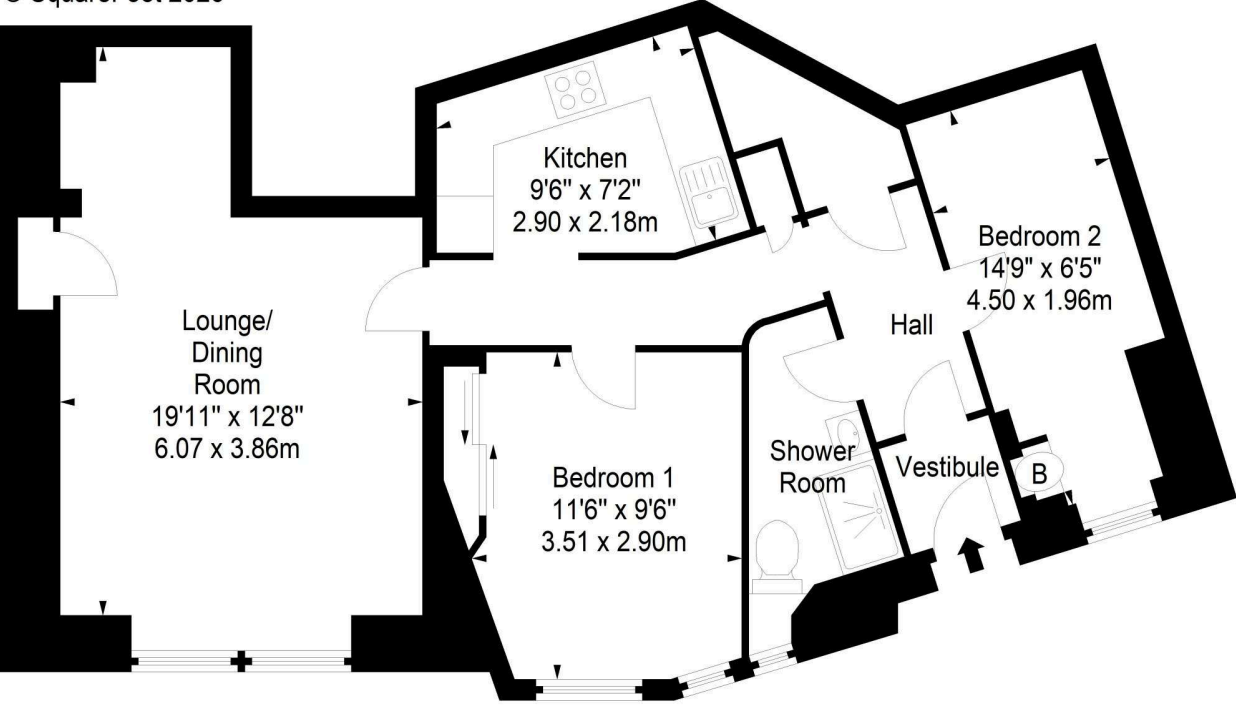




**Dundee Terrace,
Edinburgh,
Midlothian, EH11 1DW**



Approx. Gross Internal Area
690 Sq Ft - 64.10 Sq M
For identification only. Not to scale.
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