



99/2 Polwarth Terrace, Edinburgh, EH11 1NW

This impeccably presented two-bedroom ground floor apartment has been comprehensively upgraded to an exceptional standard, offering stylish contemporary interiors combined with modern efficiency and comfort. Thoughtfully refurbished throughout, the property benefits from new internal doors, luxury flooring, a beautifully appointed kitchen and shower room, upgraded electrics with a new consumer unit, LED downlighting throughout, compliant fire alarm systems, new uPVC double glazing and Wi-Fi enabled thermostatic electric panel heating.

The result is a turnkey home of considerable appeal, ideally suited to professionals, downsizers, investors or those seeking a refined city residence.

A welcoming entrance hall provides access to all principal rooms and includes a useful storage cupboard housing the electrical consumer unit, together with a separate utility cupboard containing the washer-dryer and hot water cylinder with electric immersion heater.

The generous sitting room is flooded with natural light from two windows and is finished with attractive oak-effect luxury vinyl click flooring, creating an elegant and versatile living space.

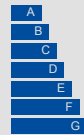
The newly installed kitchen has been beautifully designed with contemporary grey shaker-style units, complemented by marble-effect compact laminate worktops with matching splashbacks and stainless-steel sink with mixer / instant boiling water tap. Integrated appliances include an induction hob, electric oven, fridge-freezer and slimline dishwasher, offering both style and practicality.



VIEWING DETAILS

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

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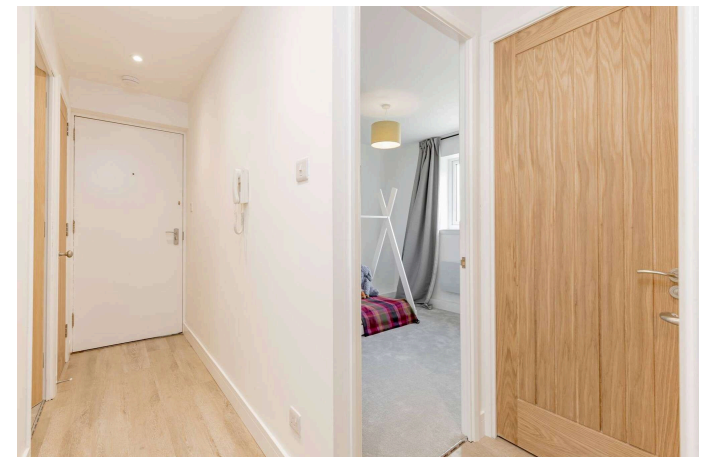


EPC RATING
D



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There are two well-proportioned double bedrooms. The principal bedroom enjoys a side-facing aspect and benefits from built-in wardrobes, while the second bedroom overlooks the attractive communal gardens and courtyard to the rear.

The luxurious shower room has been finished to a high specification and features a large walk-in shower enclosure with rainfall shower and separate handset, wash hand basin set within a vanity unit, WC and heated towel rail.

Exterior

The property is set within attractively landscaped communal grounds which are professionally maintained by Trinity Factors, who also arrange the building insurance policy. Residents benefit from access to a private parking area operated via a permit system, with each apartment allocated one resident permit and one visitor permit.

The current annual service charge is approximately £1,120 and is invoiced on a quarterly basis.

Fixtures, Fittings and Contents

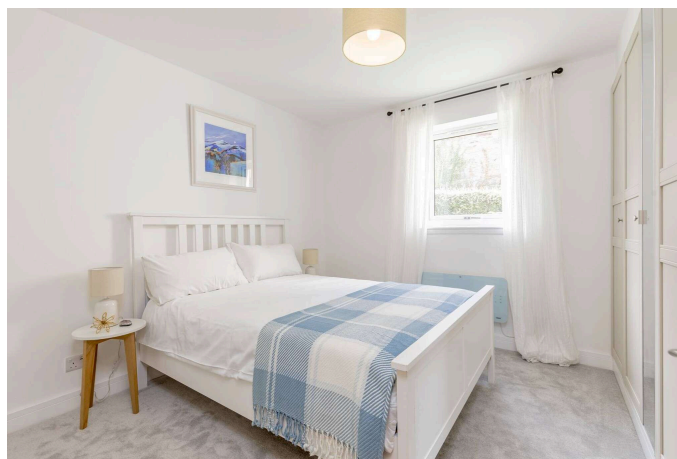
All fitted floor coverings, curtains, light fittings, shades and integrated appliances are included in the sale. The furniture is available by separate negotiation.

Location

Polwarth Terrace enjoys a highly sought-after residential setting approximately 1.5 miles south-west of Edinburgh city centre, offering an excellent balance of convenience and lifestyle. The city centre is readily accessible via regular bus services operating nearby, while the City Bypass provides swift access to Edinburgh Airport and the wider motorway network.

The area is particularly well regarded for its excellent educational provision, including the catchment for Craiglockhart Primary School and proximity to the renowned George Watson's College. A wide range of shopping facilities can be found within easy reach, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, Lidl and Aldi. Residents are also well served by an abundance of recreational amenities, including Harrison Park, the Union Canal, Craiglockhart Leisure and Tennis Centre, and the popular Fountain Park complex, which offers a cinema, restaurants and a Nuffield Health fitness and wellbeing centre.

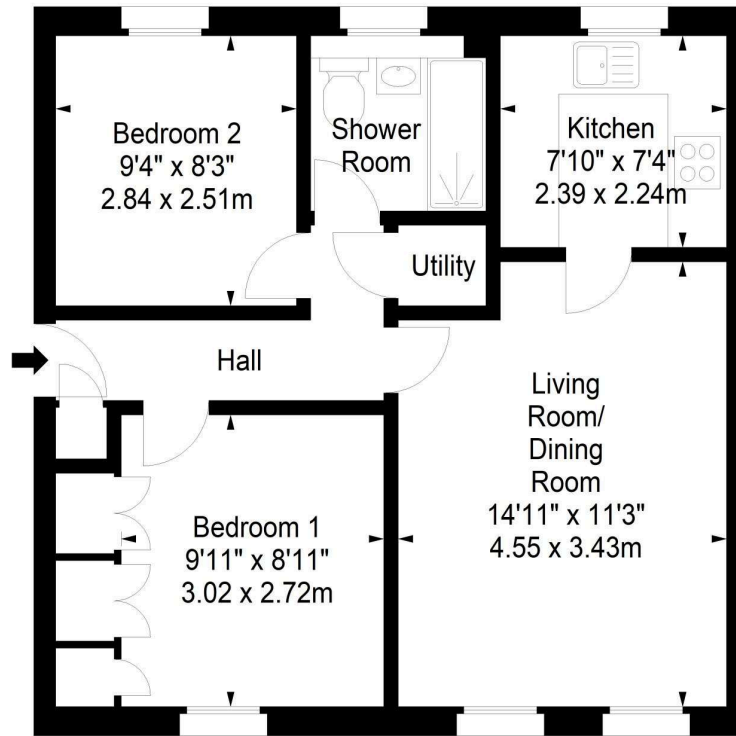
Council Tax - Band D



**Polwarth Terrace,
Edinburgh,
Midlothian, EH11 1NW**



Approx. Gross Internal Area
529 Sq Ft - 49.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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