



Offers Over  
**£250,000**

## 10 1F2 Tay Street

Polwarth | Edinburgh | EH11 1EA

Neilsons are delighted to offer on to the market this charming and well-proportioned first floor flat, forming part of a handsome period terrace and enjoying a superb high amenity location in the capital's vibrant Polwarth area.

-  2 bedrooms plus box room
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Communal garden
-  EPC rating – C
-  Council tax band- C



## Description

A much-loved home for many years, the property has been immaculately preserved but offers excellent potential to upgrade and remodel to create an individually styled home within easy reach of Edinburgh City Centre.

The accommodation is accessed via secure entry/communal stair and briefly comprises: extensive entrance hallway, comfortable reception room with high ceilings, fresh neutral décor and a bright southerly facing aspect, well equipped kitchen which has been fitted with a variety of white base and wall mounted units, with coordinated worktops/splash tiling, laminate flooring and space for a small breakfasting table, generously sized principal bedroom with carpeted floor, coving to ceiling and a versatile box room off which would make an excellent home office or nursery, a second good sized double bedroom, and family bathroom with three piece white suite, tiling to walls and over-bath electric shower.



## Extras

All blinds, light fittings except for the one in the reception room, floor coverings and integrated appliances will be included. The washing machine is not included.

## Gardens and Parking

To the rear of the property there is a substantial shared garden which comprises areas of lawn, mature trees, climbing plants and bushes. On-street permit parking is available on Tay Street and many of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

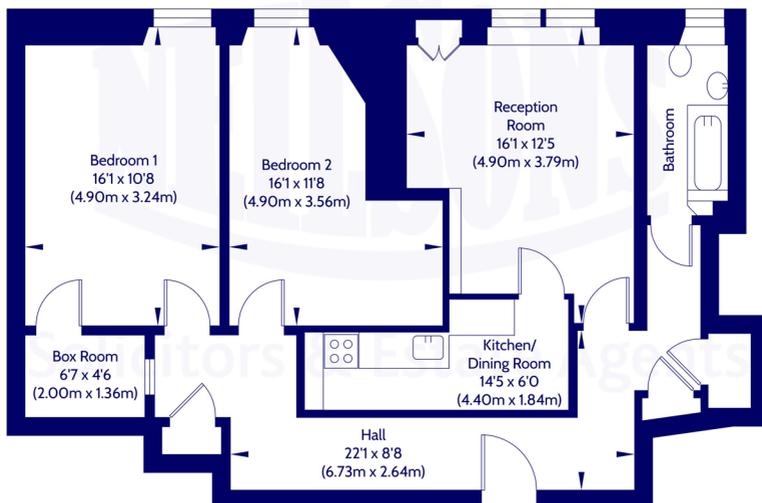
The property is located within the sought-after area of Polwarth, located approx. 1.5 miles south-west of the City Centre. Excellent amenities can be found a short walk away from the property in Bruntsfield, with Morningside and Gorgie also within close proximity. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay and for more green space, Bruntsfield Links are a tenminute walk away. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/ restaurants. Edinburgh Napier University is close by, as well as an excellent bus service providing access to the City Centre and many parts of Edinburgh. Excellent schooling can be found within the vicinity at all levels.





Approx. Gross Internal Floor Area 82 Sq M / 884 Sq Ft.

### 1st Floor



All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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