



33 Polwarth Crescent

Polwarth, Edinburgh, EH11 1HR



VMH ESTATE AGENTS



Stunning main door flat conversion located in the popular area of Polwarth

- Superb sitting/kitchen/dining room
- Raised mezzanine study area
- Utility room & WC
- Double bedroom - built in wardrobes
- Stylish bathroom
- Variety of amenities close by
- Popular & convenient location
- Shared rear garden
- Permit parking
- Gas central heating & double glazing

Fixed Price:

£265,000



Further information can be found in the home report.

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About the Property

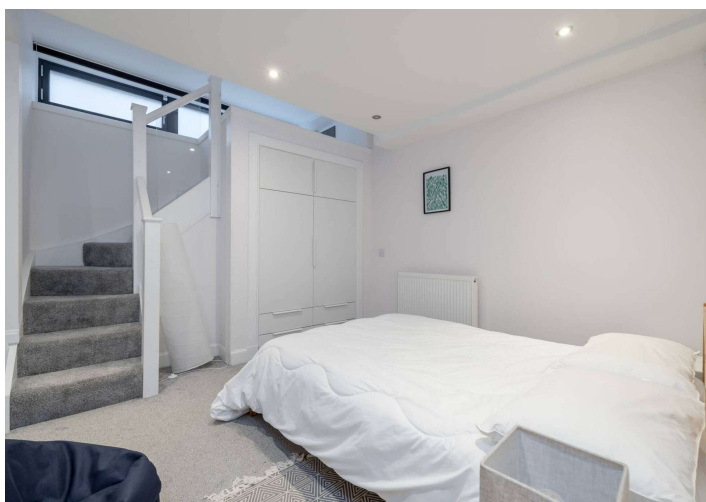
Stunning main door flat (former shop conversion) forming part of a traditional Victorian tenement and located in the desirable residential area of Polwarth.

The property lies within walking distance of a variety of local amenities and within easy reach of the City Centre.

This bright and generously proportioned property has been meticulously maintained by its present owner and offers stylish, contemporary accommodation over two levels. The interior is complemented by modern, quality fixtures and fittings throughout.

Extras

All fitted floor coverings, blinds, light fittings, oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.



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Lower Ground Floor

Ground Floor



House - Approx. Gross Internal Area - 792 Sq Ft - 73.58 Sq M

For identification only. Not to scale. © SquareFoot 2026

Location

Polwarth offers peaceful canal-side living just three miles south-west of Edinburgh city centre. A popular residential area, it features excellent local amenities, including shops, cafés, bars and the nearby Fountain Park leisure complex. Bruntsfield Place is within walking distance, offering a wide range of boutiques, restaurants and high street stores. Ideal for students and professionals alike, Polwarth is well placed for Edinburgh and Napier Universities, the financial district and city hospitals. Residents also enjoy easy access to green spaces including Harrison Park, Bruntsfield Links and The Meadows, as well as excellent transport links by bus, cycle paths and road connections to the City Bypass, Edinburgh Airport and the M8/M9 network.





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