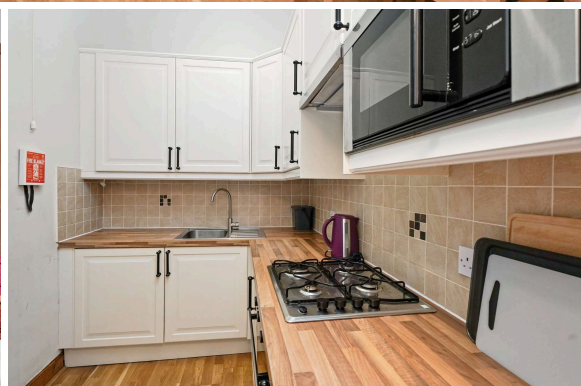




18/4 Tay Street
POLWARTH | EDINBURGH | EH11 1EB


warner's
solicitors & estate agents



18/4 Tay Street

POLWARTH | EDINBURGH | EH11 1EB

Set on a quiet street in the heart of Polwarth, close to excellent local amenities, quick transport links and vast open green spaces is this well presented ground floor flat forming part of a traditional tenement. The property boasts generous accommodation quietly situated to the rear, gas central heating, double glazing, a communal garden and residents' on street permit parking. The accommodation comprises welcoming entrance hallway, bright living/dining room with feature fireplace and utility cupboard, kitchen fitted with floor and wall units, and integrated appliance, generous double bedroom with storage, and the accommodation is completed by a shower room with electric shower and vanity sink unit. The property is situated in a tranquil, yet well connected location and will appeal to a variety of purchasers.

- Generous ground floor flat quietly situated to the rear
- Living/dining room overlooking garden with feature decorative fireplace
- Separate internal fitted kitchen with integrated and space for appliances
- Spacious double bedroom with storage
- Shower room with vanity sink unit and electric shower
- Gas central heating and double glazing
- Communal rear garden
- Residents' permit on street parking

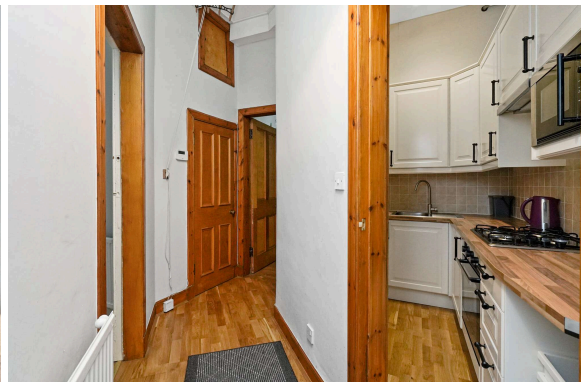
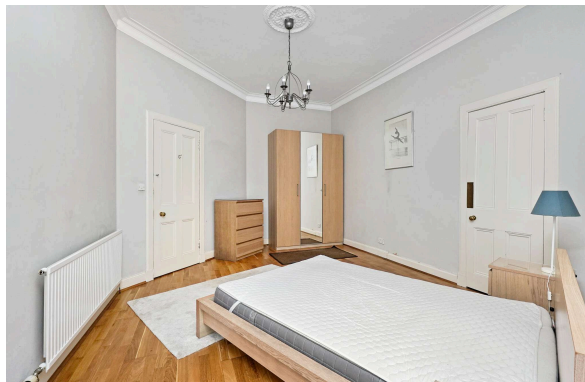
Energy rating C, Council tax band B. There is an active Tay St Owner's Association. The current levy is £120 a year.

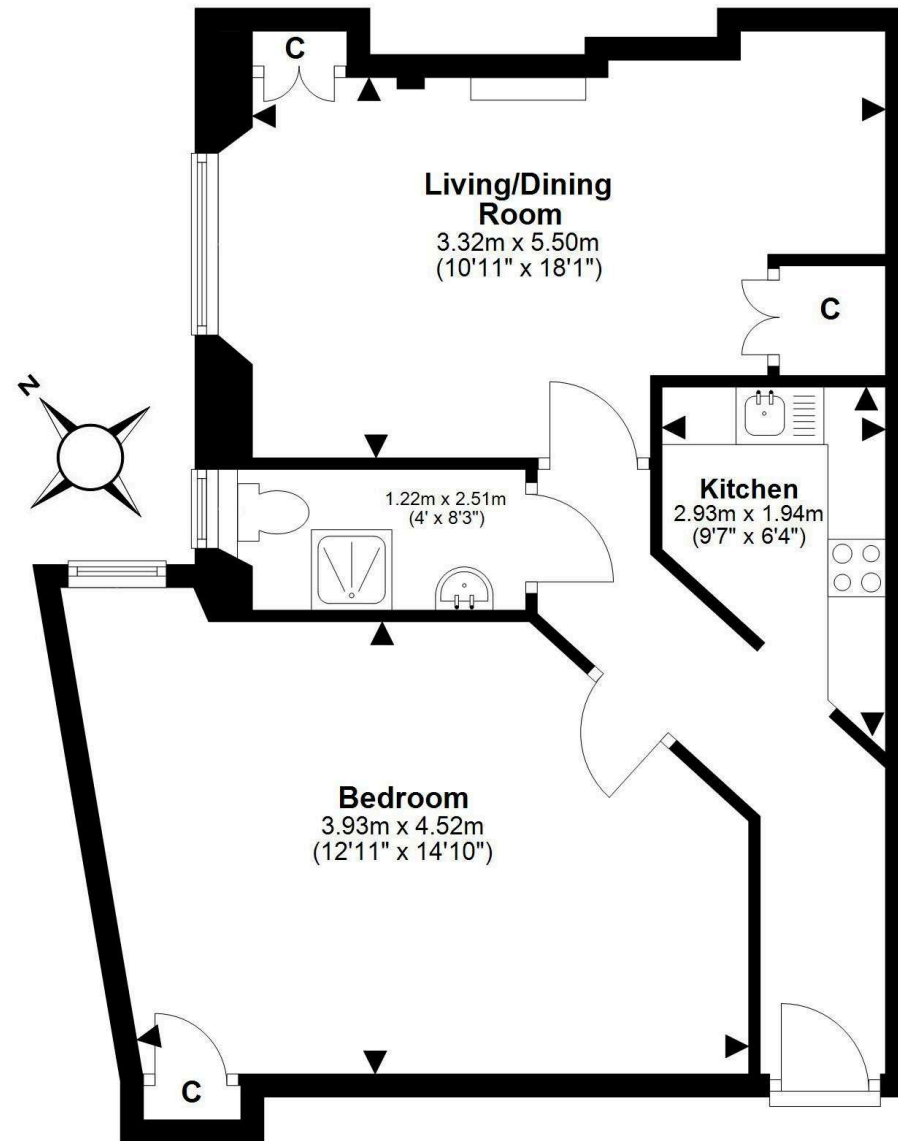
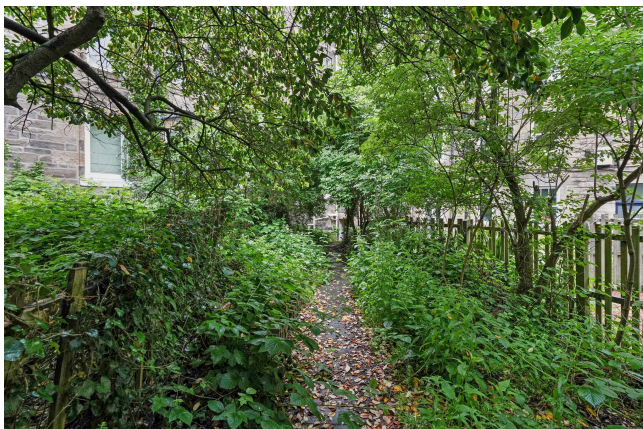
All fixtures, fittings, integrated kitchen appliances, white goods, curtains, blinds, shower curtains and furniture (excluding bedding) will be included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Margiotta and library. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.