

10/4 Polwarth Crescent

POLWARTH, EDINBURGH, EH11 1HW



Spacious Three Bedroom Flat In Polwarth Just a Short Walk to Edinburgh's Union Canal & City Centre



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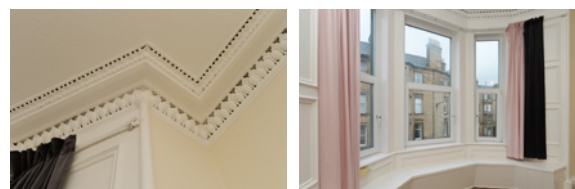
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McEwan Fraser Legal is delighted to present this spacious three-bedroom second-floor flat in the heart of Edinburgh just a short walk to the city centre and sought-after Union Canal and Fountainbridge.

THE LIVING ROOM & KITCHEN



The spacious living area is very generous in size with a bay window and fireplace, the space offered here will not disappoint. It features ornate cornicing as a throwback to the property's age and lineage in Edinburgh. The fully equipped kitchen/dining room is generously proportioned and has been well maintained over the years. Fitted with an electric hob, fan oven and freestanding white goods.

THIS IMAGE HAS BEEN VIRTUALLY STAGED



There is one main family shower room which has benefited from recent upgrades and has been finished to a high standard with mains shower over the bath.

The property has three generously proportioned double bedrooms all ranging in size but none of which will disappoint.

THE BATHROOM



THIS IMAGE HAS BEEN VIRTUALLY STAGED

THE BEDROOMS



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In addition, the property has excellent storage throughout for everything one accumulates. The flat has on street permit parking for residents and visitors alike as well as modern gas central heating and double glazed UPVC windows making for a warm and cost effective home, year round.

EXTERNALS & COMMUNAL STAIRS



FLOOR PLAN, DIMENSIONS & MAP

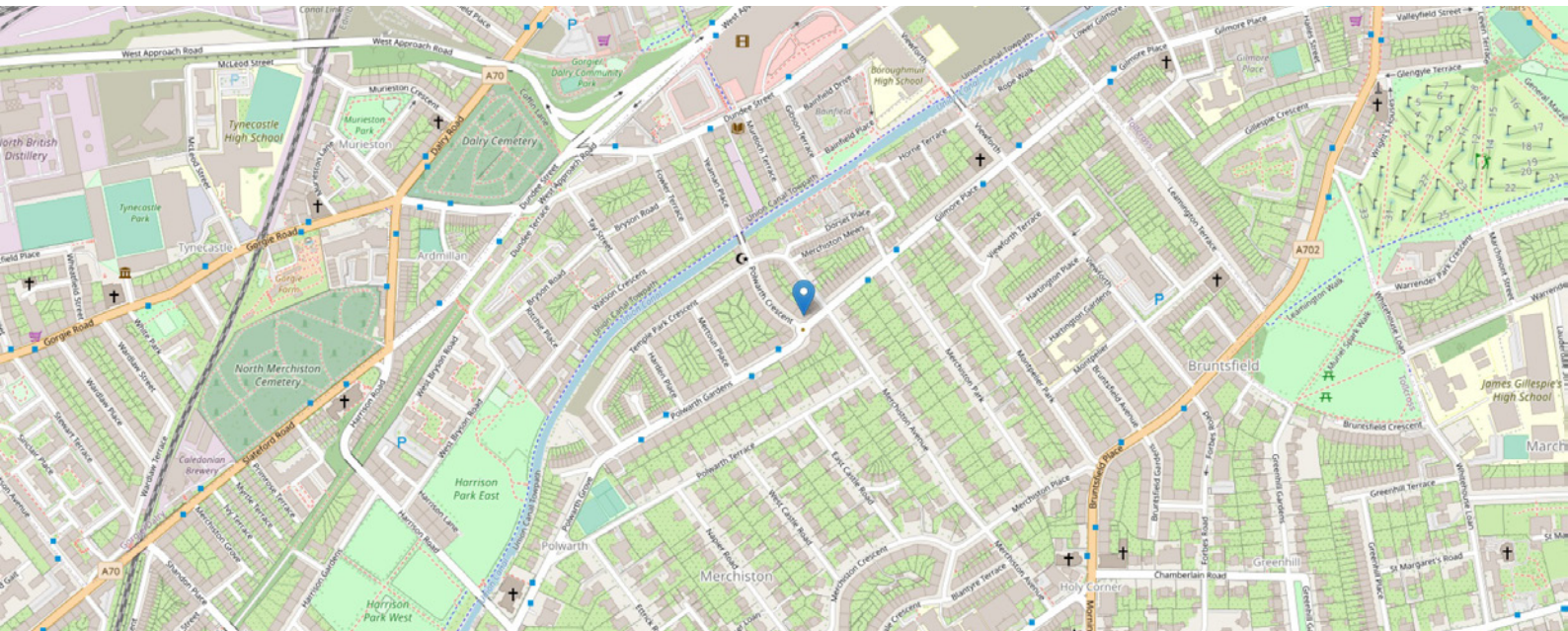


Approximate Dimensions
(Taken from the widest point)

Living Room 6.75m (22'2") x 4.54m (14'11")
 Kitchen 4.98m (16'4") x 3.63m (11'11")
 Bedroom 1 5.14m (16'11") x 4.69m (15'5")

Bedroom 2 5.14m (16'10") x 3.87m (12'8")
 Bedroom 3 3.38m (11'1") x 2.99m (9'10")
 Bathroom 3.53m (11'7") x 2.10m (6'11")

Gross internal floor area (m²): 115m²
 EPC Rating: C



THE LOCATION

Polwarth is an increasingly popular residential area approximately three miles to the South-West of the city centre; with a range of excellent local amenities available, including a good selection of services ranging from small speciality shops together with some of Edinburgh's finest bars and bistros and a wonderful array of cosmopolitan restaurants.





Excellent schooling for all ages is well catered for and close at hand, Local Authority and private nursery, primary and secondary schools are all within easy reach, most notably Bruntsfield Primary and St. Cuthbert's RC Primary, Boroughmuir High School and St. Augustine's RC High School.

George Watson's College and George Heriot's are also easily accessible from the property as are Napier University on nearby Colinton Road with Edinburgh and Heriot-Watt Universities relatively close by.

A good choice of recreational opportunities is available in the vicinity including the tennis courts and bowling green further along from the flat at 48 Polwarth Gardens leading to picturesque open playing fields at Harrison Park; Bruntsfield Links and The Meadows, including additional tennis courts and play-parks nearby.

For the more energetic person, there are cycle paths and the Union Canal has walkways to the newly regenerated Edinburgh Quay development located close-by.

Polwarth is conveniently located for anyone requiring to travel in and out of Edinburgh with easy access available by bus or car to the city centre, and surrounding hospitals and districts, and to the City By-Pass, linking to the motorway networks beyond. Convenient access to Haymarket Railway Station is provided by a pedestrian underpass running beneath the Western Approach Road just off Dundee Street close by.


Solicitors & Estate Agents

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