



44/4 Polwarth Crescent
POLWARTH | EDINBURGH | EH11 1HL

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Boasting a prime corner position and a wonderful mix of period features and stylish fittings is this spacious, light filled traditional first floor flat, a stone's throw from the scenic Union Canal walkway and close to regular bus routes to the City Centre.

Viewing is essential to appreciate the many fine features within this lovely property. A corner triple window formation with south and west facing aspects ensures maximum natural light flooding into the generous sized living/dining room, which is much enhanced by a mantelpiece with tiled inserts and open hearth as well as light wooden oak floors throughout the property, Edinburgh presses and decorative cornicework to the ceiling. Tasteful cream units provide more than ample storage within the kitchen, where there's also free floor space for informal dining. The accommodation is completed by a double sized bedroom and a beautifully fitted out shower-room, nicely finished off with Moroccan style floor tiles. A deep cupboard off the hallway provides further storage. To the rear of the building is a shared garden from where you can enjoy views to the Union Canal.

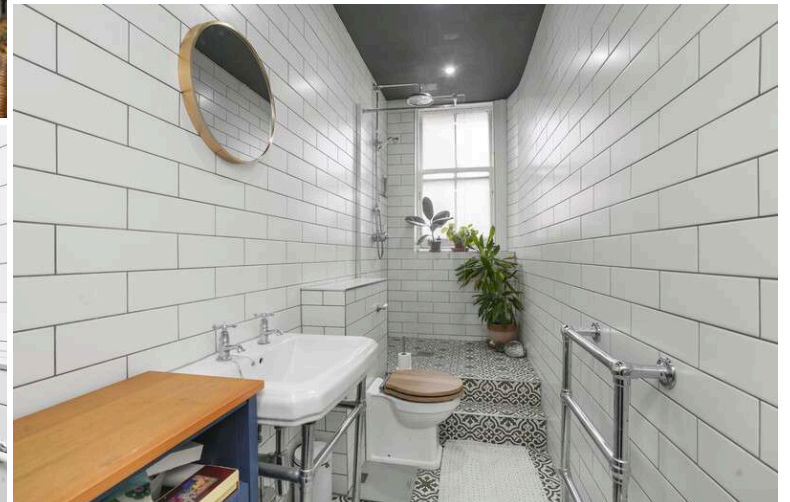
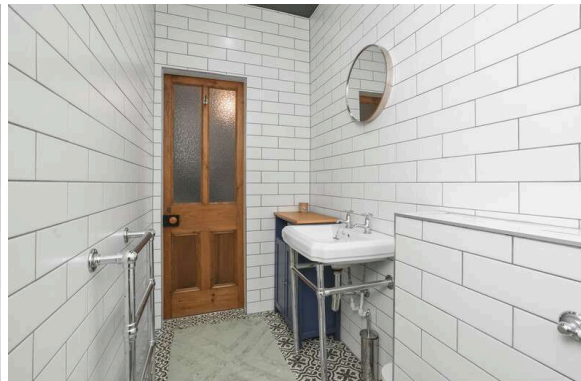
- Corner living/dining room with working fireplace
- Contemporary style fitted kitchen/dining room
- Double bedroom
- Well fitted shower-room with rainfall shower
- Hallway with deep store cupboard and stripped doors
- Security entryphone system
- Shared garden with canal view
- Permit parking
- Local amenities within walking distance
- Easy access to transport links

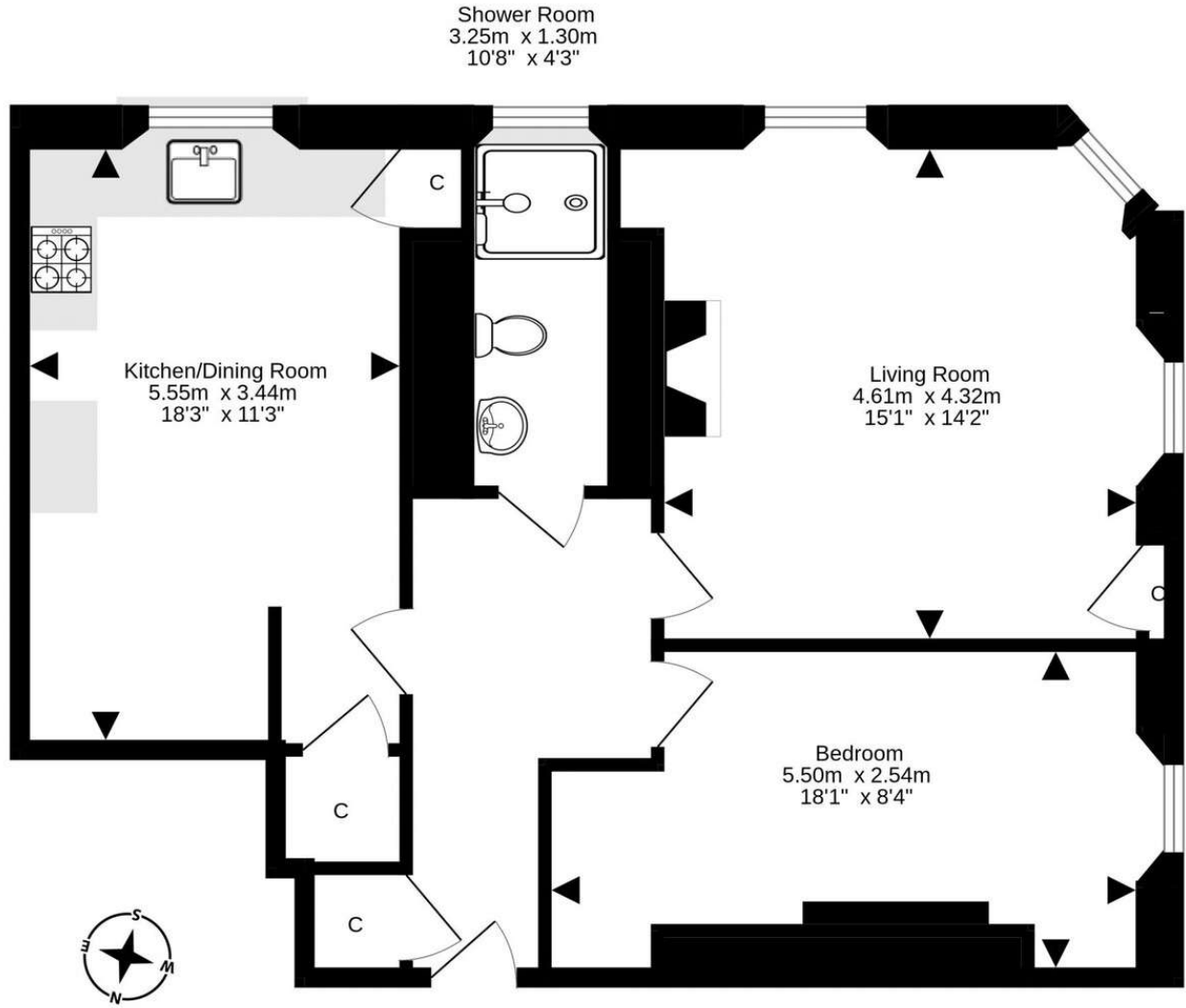
The custom fitted thermal blinds in the living room, kitchen and bedroom, the kitchen island and two stools, the fridge-freezer and washing machine are all included in the sale. EPC D.

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 from Edinburgh's city centre. The area is typified by traditional flats and villas close to the high amenity Bruntsfield and Morningside areas. The area boasts a good range of amenities including small local shops, a Sainsbury's local and the 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. 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.





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