



4/3 Tay Street  
FOUNTAINBRIDGE | EDINBURGH | EH11 1EA

  
**warners**  
solicitors & estate agents



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Classically proportioned, beautifully presented 1st floor flat, enhanced by fine period features, forming part of a traditional tenement, close to all the amenities for which Edinburgh is renowned.

This lovely flat offers spacious, comfortable and well planned accommodation and represents a super home for a variety of would be purchasers. The living room in particular is an extremely elegant apartment, boasting a wide west facing bay window, ornate plaster detailing and high skirtings and a fireplace forms an attractive focal point. The living room leads to a small boxroom which makes an ideal study area. The luxuriously appointed kitchen features cabinetry in an on trend Shakers style with butcher block work surfaces and striking flooring. Both bedrooms are generous doubles and the accommodation is completed by an excellent bathroom with white suite and shower. Further benefits on offer include gas central heating, double glazing, an entry phone security system, a communal back garden and zoned parking.

Hall  
Bay windowed living room with feature fireplace  
Boxroom/study  
2 large double bedrooms  
Bathroom with white suite and shower  
Gas central heating  
Double glazing  
Entry phone security system  
Communal back garden  
Zoned parking

Extras: hob/oven and dishwasher, washing machine and fridge/freezer, light fittings, chandelier located in the entry hall, curtain rods/fittings, fitted blinds located in the kitchen, bathroom, and two bedrooms, wardrobe in master bedroom. EPC rating B

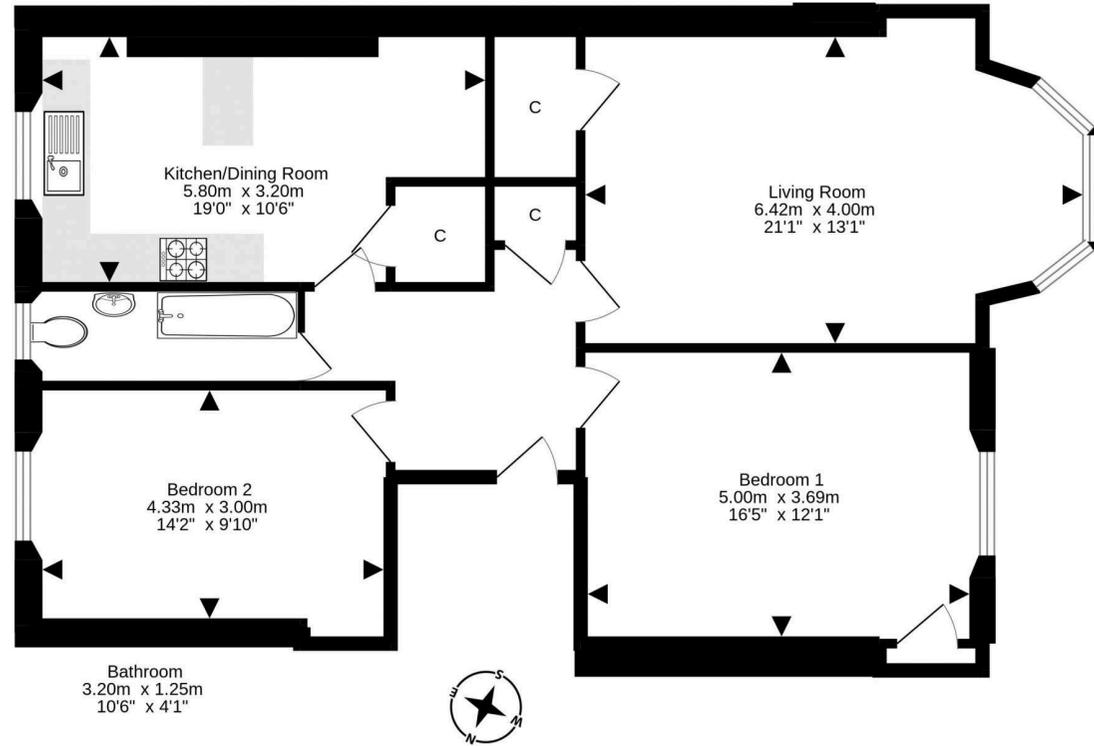


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Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. 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.





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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