

COULTERS[®]

WELCOME TO:
YEAMAN PLACE

32 (3F3) Yeaman Place, Polwarth, Edinburgh, EH11 1BT



YEAMAN PLACE AT A GLANCE:



Highly convenient location



Traditional flat with period features



Modern kitchen and shower room



Walking distance to city centre



Close to Union Canal and Harrison Park



Double glazing and gas central heating

EXTRAS:

All light fittings, fitted floor coverings, integrated kitchen appliances and freestanding fridge/freezer are included in the sale. The washing machine is not included.



A LITTLE BIT ABOUT THE PROPERTY:

32 (3F3) Yeaman Place is a well-presented and deceptively spacious flat with the potential to create three double bedrooms, as has been done with the flat directly below. It is situated on the third floor of a traditional tenement building in the highly desirable area of Polwarth. The surrounding area has a wide range of amenities including a Margiotta and Pharmacy on Polwarth Crescent and a cinema, bars and eateries at Fountainbridge. The city centre can be reached on foot in 20 minutes along the Union Canal.

Internally, the flat in its current configuration offers the following accommodation:

- Modern, spacious kitchen/dining/living room with large number of fitted kitchen units and a range cooker, breakfast bar and space for a sofa and coffee table.
- Well-proportioned sitting room with working open fireplace and corner window, which offers far reaching views.
- Double bedroom 1 with dressing room/study off, currently used as a Nursery.
- Double bedroom 2 located off the sitting room having a high-level bed with work area below.
- Contemporary shower room with fitted vanity unit and heated towel rail.

The kitchen has enough space for a sofa and coffee table so the sitting room could be used as a double bedroom. There is also scope to create a further double bedroom by knocking down an internal wall (subject to necessary planning consent/building warrants), as shown in the Alternative Floorplan.





LOCATION, LOCATION, LOCATION:

Polwarth lies to the south-west of the City Centre and enjoys easy access to a wide variety of retail and leisure amenities. Fountain Park entertainment complex, a two-minute walk away, houses a Cineworld cinema, Tenpin bowling alley, Nuffield Gym with a swimming pool, and restaurants.

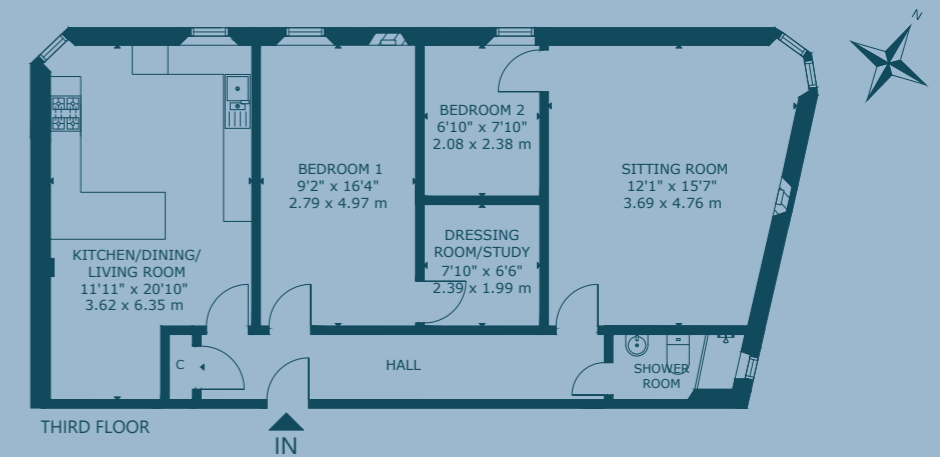
Harrison Park which is located minutes from the property is a popular Green Flag awarded community park with the Union Canal running along its southern boundary. Bruntsfield Links is a wonderful open green space with a pitch-and-putt course and bowling green and playpark. Craiglockhart Tennis and Leisure Centre is also within easy reach.

Margiotta and Scotmid are situated just up the road and provide for everyday shopping needs whilst there is a larger Sainsbury's and Aldi in nearby Gorgie. Bruntsfield and Morningside also offer a wide range of independent shops, cafes and restaurants.

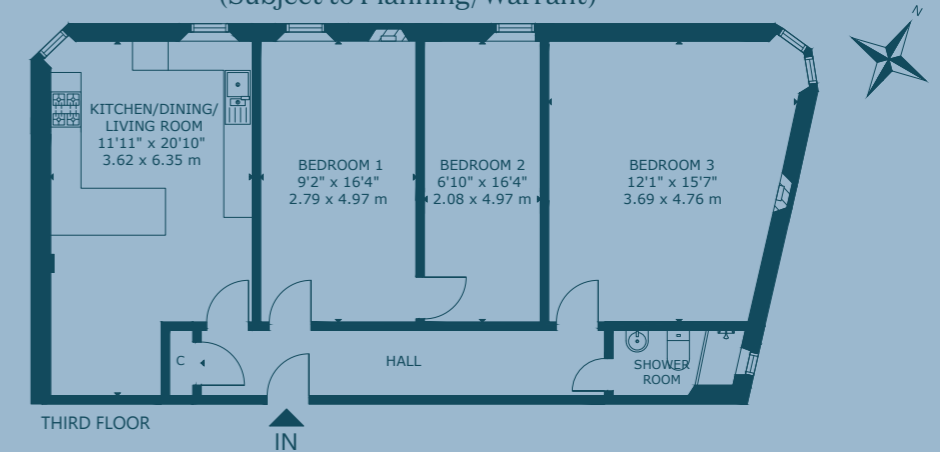
Students at Edinburgh and Napier Universities would benefit from the property's location. Haymarket Train Station can be reached on foot in around fifteen minutes and Princes Street in around 20 minutes. Regular buses operate to and from the City Centre and surrounding areas.



FLOOR PLANS:



ALTERNATIVE FLOORPLAN (Subject to Planning/Warrant)



32 (3F3) Yeaman Place, Polwarth, Edinburgh, EH11 1BT

Approx. Gross Internal Area

893 Sq Ft - 83 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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