

Jardine Phillips
Solicitors • Estate Agents

POLWARTH

32 2F3 YEAMAN PLACE
EH11 1BT



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EPC RATING: C

OFFERS OVER £280,000

PROPERTY DESCRIPTION

- Long hallway
- Sitting/dining room with beautiful period fireplace and dual aspect windows
- Kitchen with range of wooden fitted units and appliances
- Good sized master bedroom with feature fireplace
- Two further double bedrooms
- Contemporary shower room with walk in shower, vanity unit and wc
- Gas central heating
- Double glazed sash & case windows
- Entryphone
- Communal rear garden
- Residents' permit parking
- Existing HMO licence

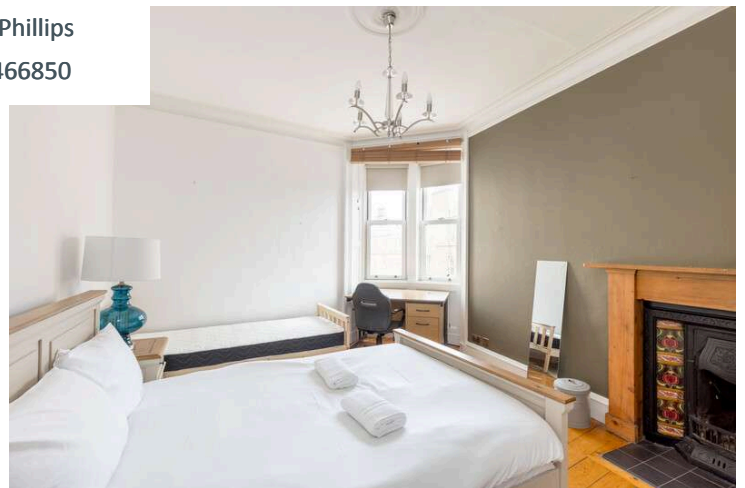


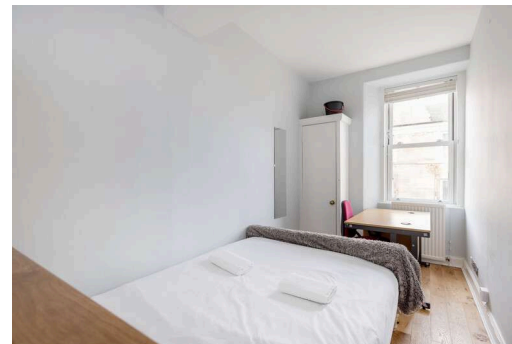
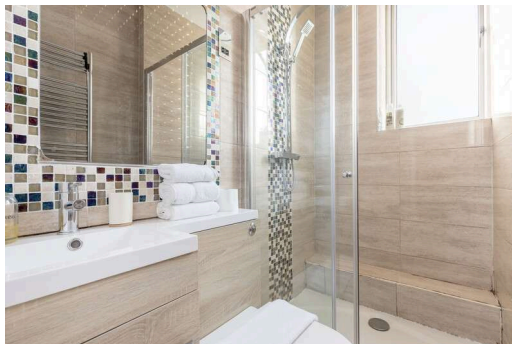
VIEWING

Sun 2-4pm or call

Jardine Phillips

0131 4466850





VERY WELL PRESENTED THREE BED SECOND FLOOR FLAT WITH VIEWS OVER THE CANAL

This super flat would be ideal for investors, young professionals or a young family, being in the catchment for the excellent Bruntsfield Primary and Boroughmuir High schools. Spacious accommodation with many period features - ready to move into. Located in Polwarth with its good selection of local shops, great transport links and wealth of outside spaces for walks and leisure pursuits. Minutes from Bruntsfield and all its supermarkets, coffee shops, bars and restaurants.

AREA

Polwarth is a well regarded residential area to the south of the city centre, popular with families and young professionals. The area has a superb range of local shops including a Sainsbury local, Tesco Metro, Margiotta, bank and post office. There are also a range of coffee shops and bars in the local vicinity. Wider shopping is available in nearby Bruntsfield and Morningside. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex. Tollcross and the city centre are also within easy walking distance. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great walks and outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away. There is secure on-street bike storage (for hire) and a car sharing hire location. The flat is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High schools. Numerous bus services are available and there is easy access to the city bypass and the motorway network beyond.

EXTRAS

The floor coverings, window dressings, light fittings, built in hob, oven, cooker hood, washing machine and fridge are included in the sale. Some items of furniture may be available by separate negotiation

HOME REPORT VALUATION

£290,000



Hall

Sitting/dining room

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Shower room

14'9 x 11'6 (4.50 x 3.51m)

7'11 x 6' (2.41 x 1.83m)

15'7 x 11'5 (4.75 x 3.48m)

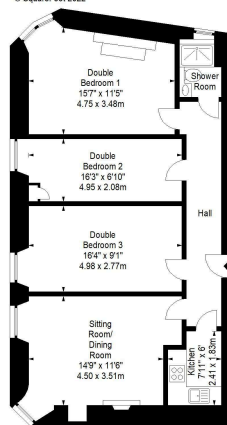
16'3 x 6'10 (4.95 x 2.08m)

16'4 x 9'1 (4.98 x 2.77m)

Yeaman Place,
Edinburgh,
Midlothian, EH11 1BT

 SquareFoot

Approx. Gross Internal Area
853 Sq Ft - 79.24 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

