



**64 3F2 Polwarth Gardens**  
**Polwarth, Edinburgh, EH11 1LL**

CALL US ON 0131 447 4747

# 64 3F2 Polwarth Gardens, Polwarth, Edinburgh, EH11 1LL

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Spacious bay window living room.
- Dining room with larder storage.
- Feature fireplace.
- Galley style kitchen with appliances.
- Three good sized double bedrooms all with original fireplaces.
- Bathroom with shower.
- Gas central heating.
- Original features.
- Communal garden to rear.
- Permit and metered parking.



## GENERAL DESCRIPTION

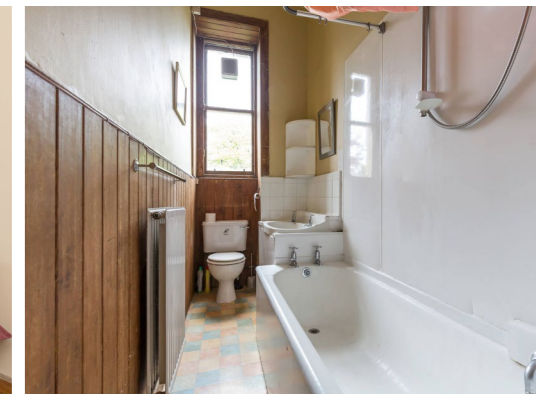
A top floor flat forming part of a traditional tenement building in the vibrant Polwarth district of the city. Perfectly positioned to access the city centre and a wide range of local amenities nearby. The property offers generous living accommodation and would be suitable for a range of buyers including a young family or perhaps for letting purposes.

**COUNCIL TAX BAND:** E.  
**TRAIN STATION:** APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

Polwarth is a popular and convenient residential area of the capital which lies approximately three miles south west of the city centre. It is ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical sites. Whilst, the surrounding area plays host to a selection of popular eateries and all accessible by foot. Princes Street and the city centre are within easy reach via many and frequent bus services, or simply through a pleasant stroll along the Union canal walkway/cycle path. Nursery through to senior schooling is available within a few minutes on foot lying within Bruntsfield primary and Boroughmuir High catchments, both of which have excellent academic reputations. Edinburgh University, Edinburgh Art School and Napier Universities are all within easy reach, as are the added amenities of both Bruntsfield and Morningside. The Fountain Park Leisure Complex with its Cinema, Health Club, Casino and restaurants is within a few minutes on foot, as are the wonderful green spaces of Bruntsfield Links and the Meadows.

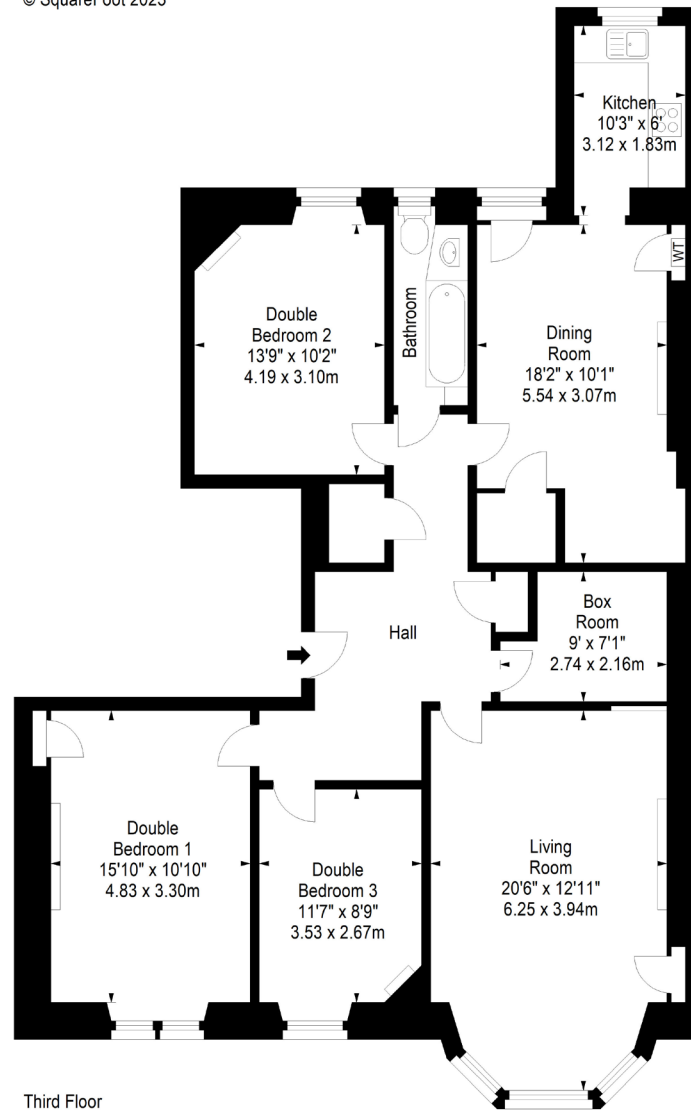
**EXTRAS: ALL CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREE STANDING AUTOMATIC WASHING MACHINE. THE TWO FREEZERS WITHIN THE LARDER STORAGE CUPBOARD ARE ALSO INCLUDED IN THE SALE PRICE. THERE ARE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.**



Polwarth Gardens,  
Edinburgh,  
Midlothian, EH11 1LL



Approx. Gross Internal Area  
1255 Sq Ft - 116.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



ENERGY PERFORMANCE  
CERTIFICATE RATING D

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.