



4/7 YEAMAN PLACE **POLWARTH, EDINBURGH, EH11 1BX**

Ideal for city professionals and couples, this one-bedroom, second-floor flat forms part of a traditional tenement building located in sought-after Polwarth, in easy reach of the Union Canal, amenities, Haymarket train station, and Edinburgh's fashionable West End. The home is well presented, offering an open-plan reception area with a quality kitchen, as well as good storage, and a three-piece bathroom.





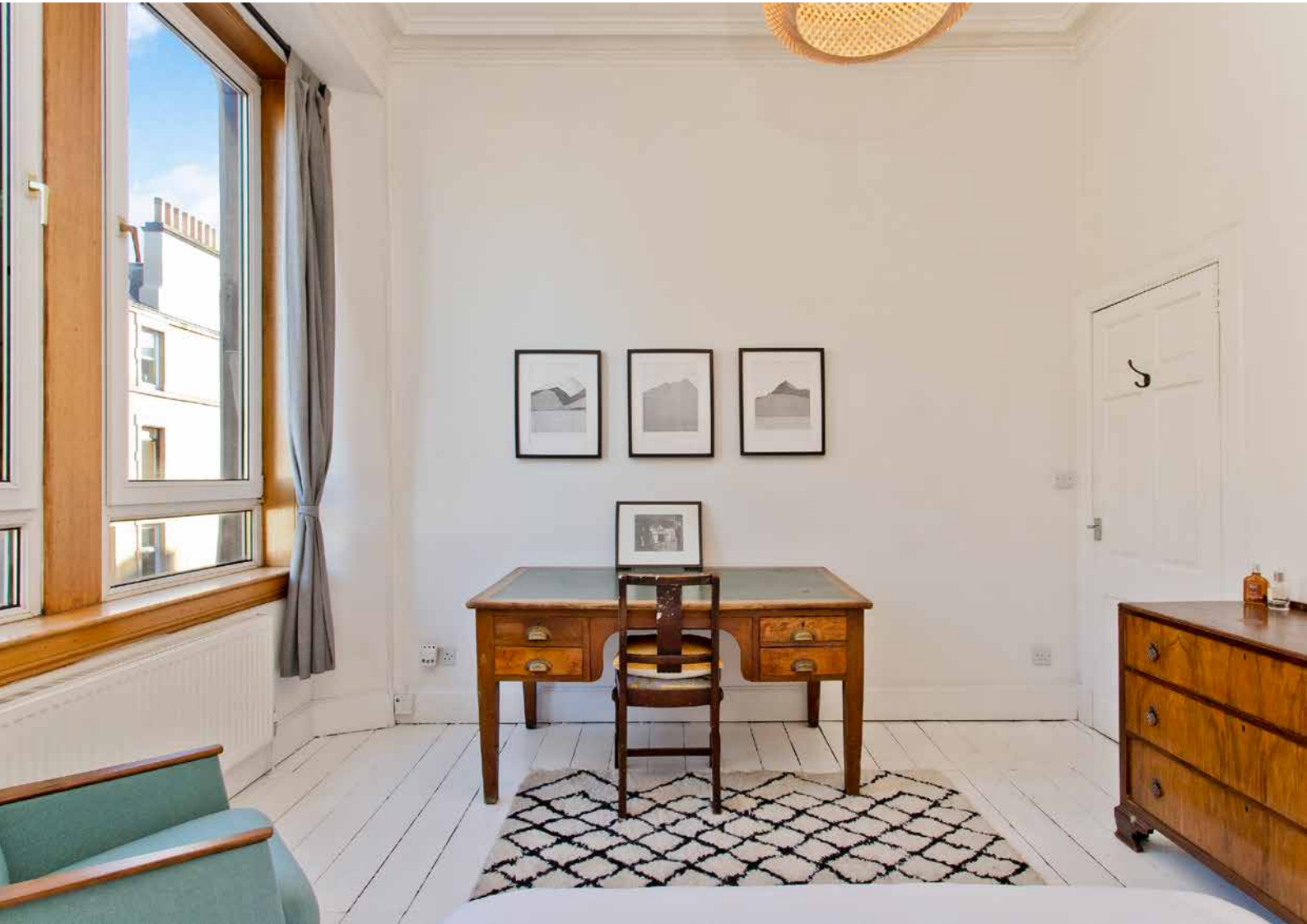
Inside the flat, reached by a secure entry system and a shared stairwell, you are greeted by a central hall with a built-in cupboard.

On the right is the open-plan kitchen and living room. Here, tasteful accent walls are set against a neutral backdrop and varnished wooden floorboards, creating a modern and inviting aesthetic. It has well-proportioned dimensions for lounge furniture, and is finished by a shelved recess and additional built-in storage. Meanwhile, the kitchen area is well zoned, enjoying a contemporary design with downlit worktops and handle-less cabinets in mix-and-match tones. It is finished with on-trend splashbacks and includes an integrated oven and induction hob, a freestanding fridge/freezer, and a washing machine. In the double bedroom, a spacious footprint accommodates bedside furniture and a vanity/study table. It is supplemented by built-in storage and open wardrobe fixtures to maximise the useable floorspace. Furthermore, it is neutrally decorated, including painted wooden floorboards, allowing new buyers to easily add their own style. The bathroom is conveniently adjacent to the bedroom, presented in white and fitted with a three-piece suite. An efficient gas central heating system and double glazing throughout ensure year-round comfort.

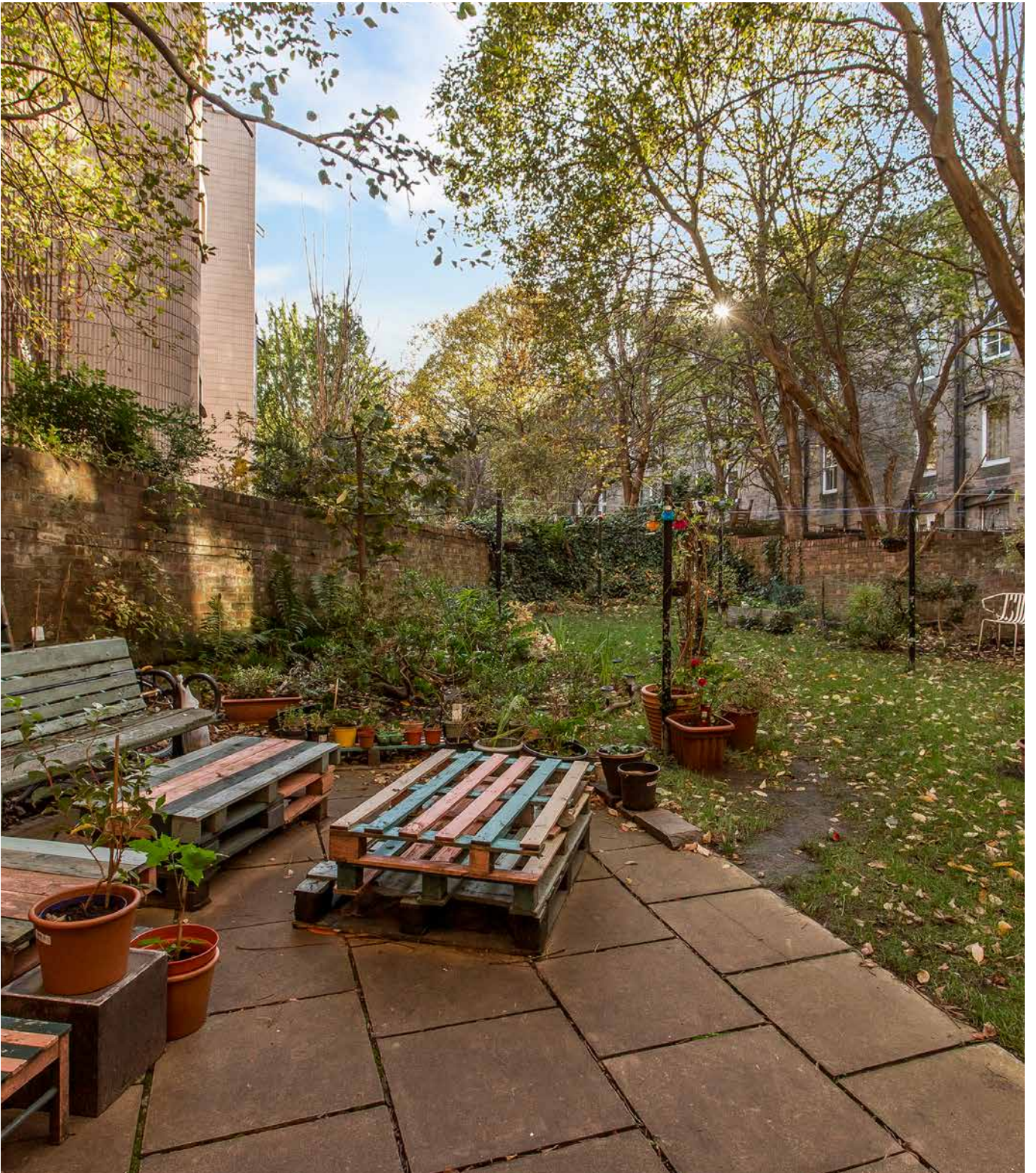
Outside, there is a communal garden with a shared drying green and controlled parking is also available with a residents' permit (zone S4). EPC Rating - C

Extras: all fitted floor and window coverings, light fittings (except the bedroom), integrated appliances, a fridge/freezer, and a washing machine to be included in the sale.



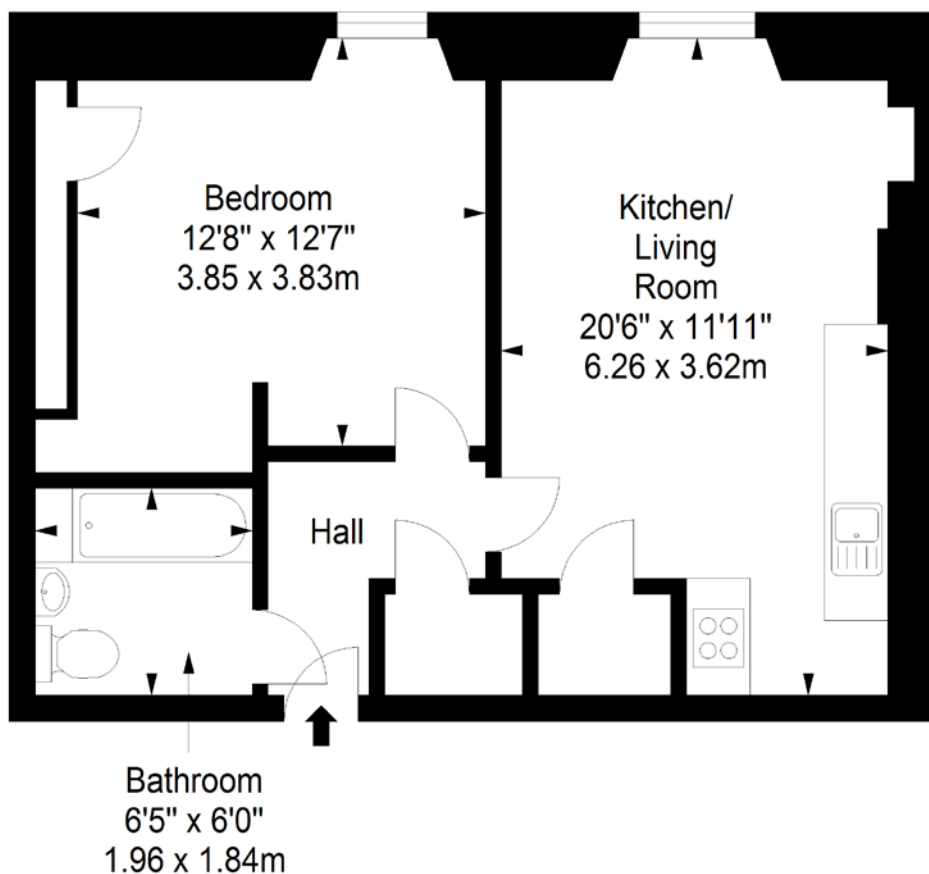
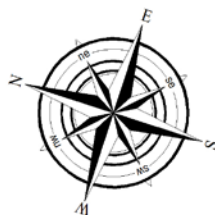






Second Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 48.0 sq. metres (516.7 sq. feet)

Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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DISCLAIMER

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