

**6/10 Tay Street  
Edinburgh EH11 1EA**

**Offers Over £260,000**

- Hallway with large storage cupboard
- Kitchen/living/dining room
- Kitchen with a range of wall and floor mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Two double bedrooms with master featuring beautiful ornate corning and centre rose
- Bathroom with three-piece suite and mains shower over bath with rainwater shower head
- Gas central heating and double glazing throughout
- Communal gardens
- Residents permit parking



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EPC C



## Flat

Blair Cadell are delighted to bring to market this immaculate two bed flat in the heart of Polwarth. In turn-key condition with superb links to the city centre and beyond, this would be the perfect property for the first time buyer, young professionals or buy to let investor and must be viewed.

The accomodation comprises of a large hallway with a large cupboard offering plenty of useful storage space. A fantastic kitchen/living/dining room which is the perfect place for relaxing with friends and family. The kitchen has a range of wall and floor mounted units, gas hob and electric oven, integrated appliances and a large pantry cupboard. There are two generous double bedrooms with the master featuring lovely ornate cornicing and centre rose and the second bedroom featuring a decorative fireplace. There is a bathroom with a three-piece suite with a mains shower over the bath with a lovely rainwater showerhead. There is gas central heating and double glazing throughout the property for maximum efficiency. A well kept communal garden and residents permit parking. Tay street is a 15 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 min to Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west of the city centre which can be easily accessed via a frequent public transport service that runs close by. The bypass is a short drive away and leads to the South Gyle, International Airport and the central belt motorway network. Locally there are a large variety of shopping facilities including a Sainsbury's Local, Aldi, Lidl, Tesco and Waitrose and the Edinburgh West Retail Park. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex and a wide variety of popular bars, cafes and restaurants.

**Viewing by appointment on 0131 337 1800**

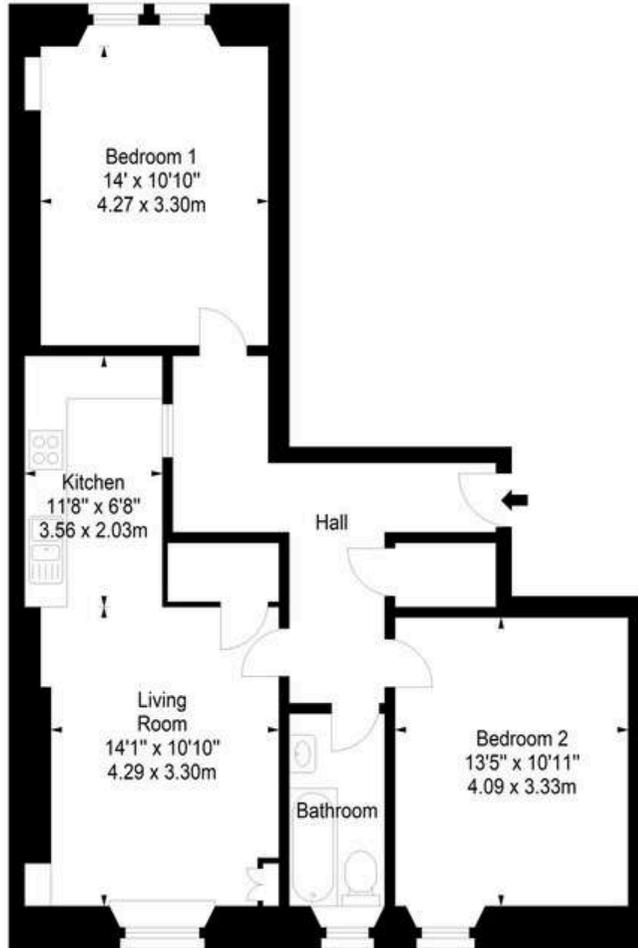




Tay Street,  
Edinburgh, EH11 1EA



Approx. Gross Internal Area  
775 Sq Ft - 72.00 Sq M  
For identification only. Not to scale.  
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Third Floor



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