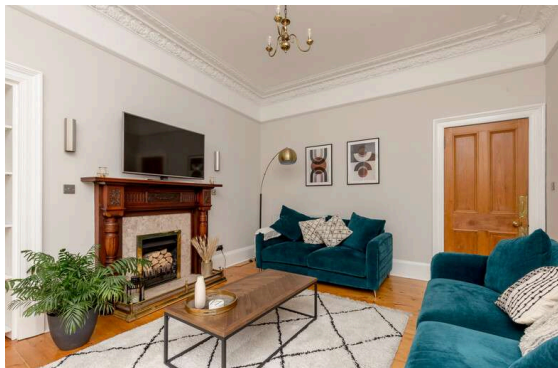


**85/2 Polwarth Gardens
Edinburgh EH11 1LQ**

Offers Over £450,000

- Hallway with large box room/storage cupboard
- Bay window lounge featuring ornate cornice, centre rose and a decorative fireplace with marble surround
- Modern kitchen/diner with a range of floor and wall mounted units, gas hob and electric oven, integrated appliances and large pantry cupboard
- Three large double bedrooms with two featuring storage units
- Family bathroom with three-piece suite and walk in mains shower and underfloor heating
- Gas central heating and double glazing throughout
- Well kept communal gardens
- On-street parking



First Floor Flat

Blair Cadell are delighted to bring to market this immaculate three bed flat that forms part of a traditional Victorian tenement. With superb open outlooks, local amenities and stylish finishes throughout with a combination of traditional and modern features, the property is in turn key condition and offer spacious living perfect for a range of different buyers and must be viewed.

The accommodation comprises or a large bright entrance hallway with a useful large storage cupboard. A fantastic bay window lounge which is the perfect place for evening relaxing with family featuring stunning original ornate cornicing, centre rose, decorative fireplace with a marble surround. There is a large kitchen/diner to the rear of the property with a range of stylish wall and floor mounted units, gas hob and electric double ovens, large pantry cupboard and dining area making it perfect for hosting. There are three generous double bedrooms with two featuring fitted wardrobes that are included in the sale and one with a decorative fireplace. There is a modern three-piece bathroom with a mains walk in shower that also benefits from underfloor heating, perfect for the colder winter months. Gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden to the rear of the property and on-street parking.

Polwarth Gardens is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Boroughmuir High School, Bruntsfield primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 377 1800

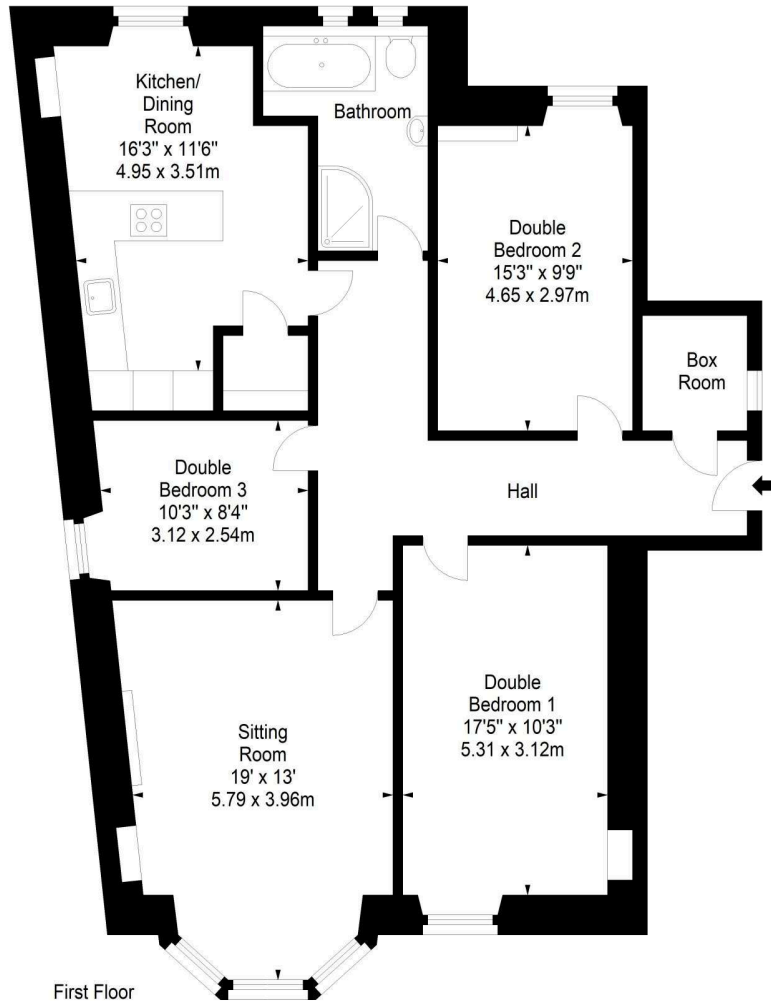




**Polwarth Gardens,
Edinburgh, EH11 1LQ**



Approx. Gross Internal Area
1202 Sq Ft - 111.67 Sq M
For identification only. Not to scale.
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