



13/2 Dorset Place

Polwarth, Edinburgh, EH11 1JQ

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Summary

Forming part of an established development in Polwarth, this ground-floor flat accommodates two bedrooms, a generous reception room, a kitchen, and a shower room, all enhanced by stylish, modern interiors. Externally, the development offers lovely shared gardens and private residents' parking. The flat and its location, on the banks of the Union Canal and close to excellent amenities and popular schools and universities, are sure to appeal to a wealth of buyers.

Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale.



Features

- Ground-floor flat in Polwarth
- Stylish, modern interiors
- Secure shared entrance
- Hall with pantry and box room
- Generous, south-facing living/dining room
- Contemporary kitchen with pantry
- Two double bedrooms with built-in storage
- Stylish shower room
- Lovely shared gardens
- Private residents' parking
- Electric heating and double glazing
- Cost-effective LED lighting throughout
- EPC Rating - C





Ground-floor flat in Polwarth with a generous, south-facing living/dining room and stylish, modern interiors







Two double bedrooms with
built-in storage and a stylish
shower room

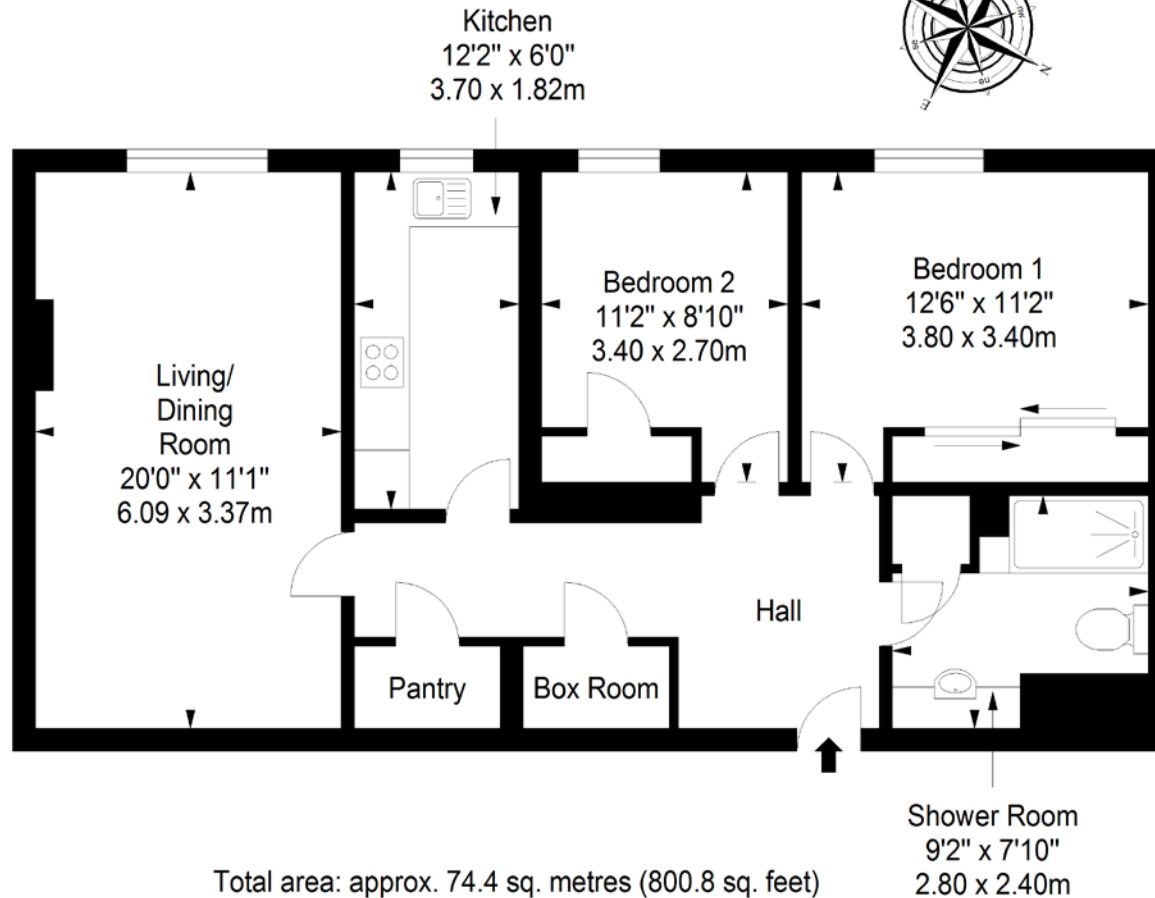
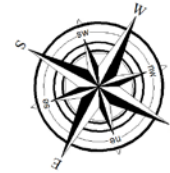




Floorplan

Ground Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.