

**45/2 Polwarth Crescent
Edinburgh EH11 1HS**

Offers Over £250,000

- Hallway with useful storage cupboard
- Open plan kitchen/living/dining room with private balcony overlooking canal
- Newly fitted kitchen with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Bedroom with fitted wardrobes
- Bathroom with three-piece suite and mains shower over bath
- Electric heating and double glazing throughout
- On-street parking



Flat

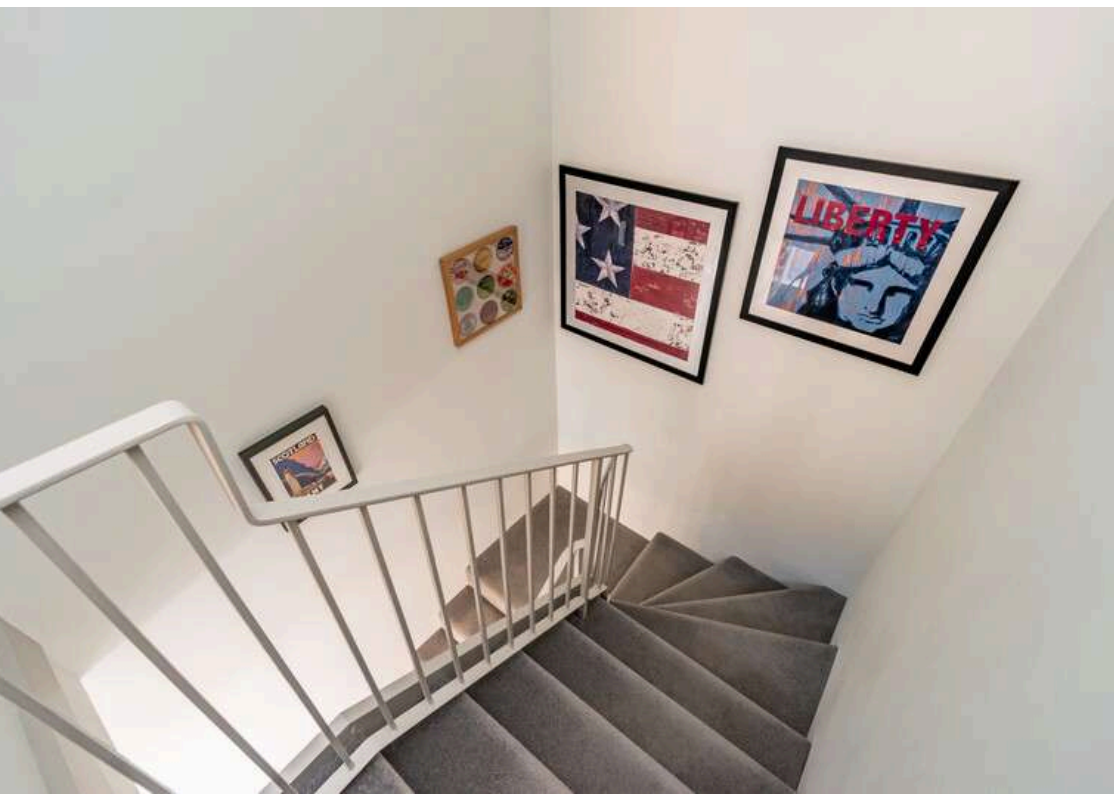
Blair Cadell are delighted to bring to market this superb one bed flat in the heart of Polwarth. With beautiful balcony overlooking the canal and finishes throughout to the highest standard, this property benefits from a great city centre location along with tranquil settings and will appeal to many as a result.

The accommodation comprises of a private stair up the hallway which benefits from a large cupboard offering plenty of useful storage space and lead into the superb open plan kitchen/living/dining room that overlooks the canal via the south west facing private balcony which is the lovely sun trap making it perfect for hosting friends and family. The newly fitted kitchen has a range of stylish wall and floor mounted units, induction hob and electric oven and integrated appliances, a lovely hand made table that is available by separate negotiation. There is a superb double bedroom with fitted wardrobes that offer masses of useful storage space. A stunning bathroom fitted with Victor Paris three-piece suit and a mains shower over the bath. The property has newly fitted electric heating and double glazing throughout for maximum efficiency and additional storage space with the hot water tank in the living room, residents on-street parking is also available.

Polwarth Crescent 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 337 1800

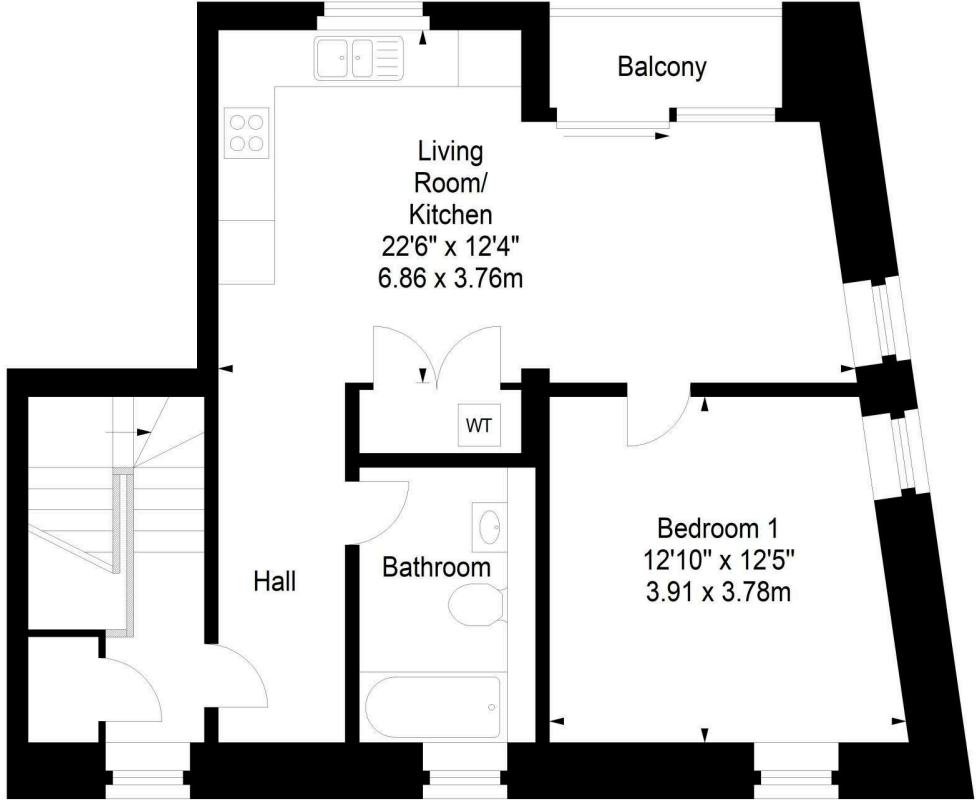
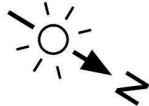




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Edinburgh, EH11 1HS**



Approx. Gross Internal Area
660 Sq Ft - 61.31 Sq M
For identification only. Not to scale.
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Ground Floor Entrance

First Floor

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