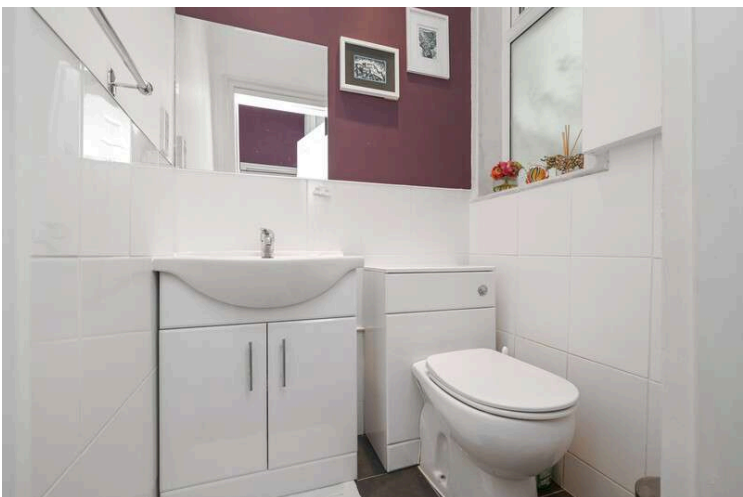


Attractive two bedroom main door property ideally located in the highly sought-after Polwarth area of Edinburgh close to many local amenities, within walking distance of vibrant Bruntsfield and Morningside, as well as the open green spaces of Bruntsfield Links and Harrison Park. With easy access to the city centre and Edinburgh Universities, it is a perfect opportunity for a city home or as an investment opportunity alike. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Entrance vestibule to the welcoming reception hallway with a useful storage cupboard.
- Impressive living/dining room complimented by a bay window, intricate corniced ceiling, feature fireplace with a gas fire inset.
- Kitchen fitted with a range of wall and base units along with integrated oven, hob and hood, free standing white goods to be included in the sale.
- Master bedroom to the rear of the property with en-suite, walk-in laundry cupboard and additional cupboard housing the boiler.
- Double bedroom front facing equipped with bespoke double-sized loft bed, included in sale.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing throughout.
- Private garden to the front along with a shared communal garden to the rear.
- Residents Permit parking Zone 3.



## Location

The property is located in the highly desirable area of Polwarth very close to the attractive Union Canal with easy access to cycle paths. It is within walking distance of superb amenities including a Margiotta and Scotmid. The bustling high amenity areas of Morningside and Bruntsfield are both within walking distance and boast popular bars, cafés, and restaurants as well as independent retailers and convenience stores such as Sainsbury's Local and Tesco Express. The open green spaces of The Meadows are close by and Blackford Hill and the Hermitage of Braid are within a few minutes' drive. Recreational amenities nearby include the famous Dominion Cinema, Church Hill Theatre, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh. In the catchment for highly regarded state schools including Bruntsfield Primary and Boroughmuir High School, and private schooling at George Watson's College and Merchiston Castle School is nearby. It is an ideal location for Napier and Edinburgh Universities. Regular bus services take you into the city centre in fifteen minutes. The City Bypass connecting to the motorway network is within easy reach as is Edinburgh International Airport.

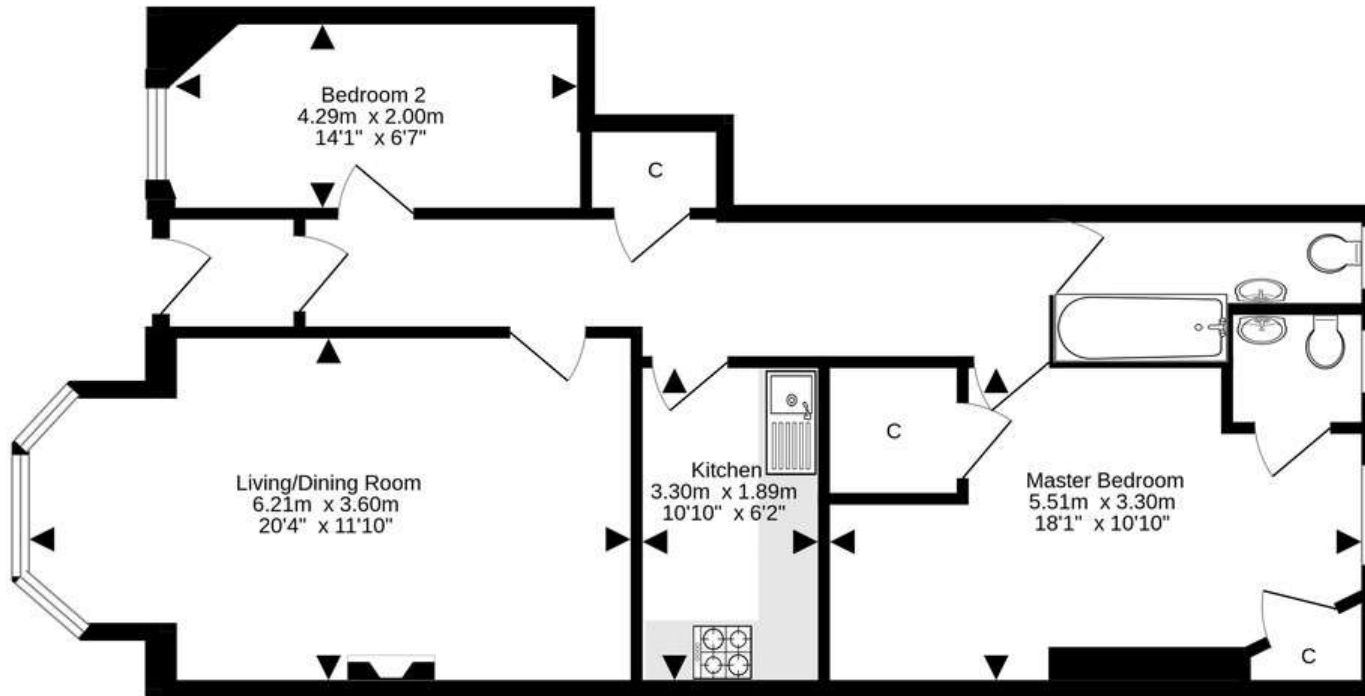
## Extras

Included in the sale are the kitchen appliances, white goods, wardrobes in the master bedroom, fixtures & fittings and window coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc

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 McDougall McQueen