



# 78 POLWARTH GARDENS

POLWARTH, EDINBURGH, EH11 1LJ



2 PUBLIC



2 BED



1 BATH

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# 78

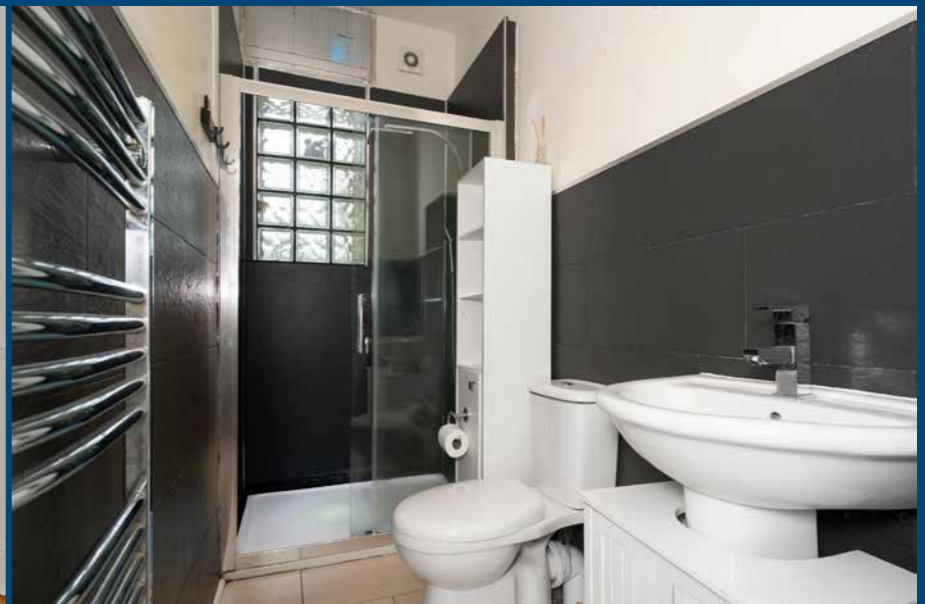
## POLWARTH GARDENS

Located in central Polwarth within a classic tenement, this spacious garden flat boasts a bay-fronted living room, a dining room adjoined by a sunny modern kitchen, two double bedrooms, a box room with a fitted raised bed, a home office, and a shower room. The elegant period property retains many original features and benefits from access to both private and communal gardens.

### Features

- Generous garden flat with period features
- Main-door entrance vestibule and hall
- Bay-fronted living room
- Formal dining room with storage
- South-facing kitchen with garden access
- Two spacious double bedrooms with storage
- Box room with fitted bed
- Versatile home office
- Modern shower room
- Private and communal gardens
- Controlled on-street parking (Zone S3)
- Gas central heating and double glazing

“...Formal dining room with storage, a south-facing kitchen with garden access and two spacious double bedrooms with storage...”



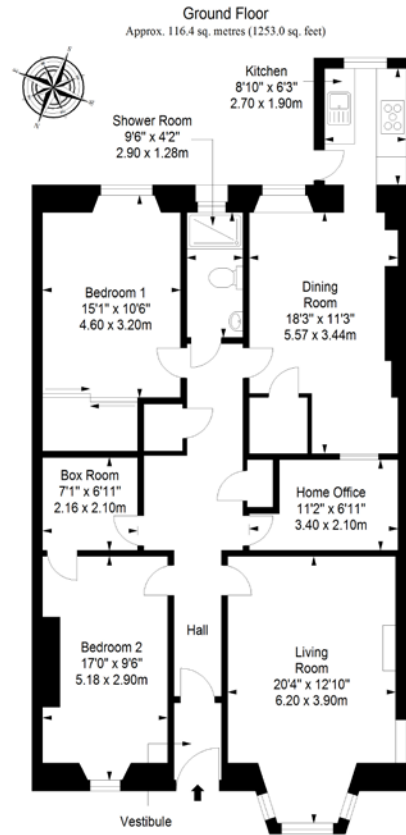
EPC Rating - C

Home Report Value - £475,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: All fitted floor and window coverings and light fittings are included in the sale.



Total area: approx. 116.4 sq. metres (1253.0 sq. feet)



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CHARTERED FIRM

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