










Fixed Price

**£175,000**

## 51/4 Dundee Terrace

Polwarth | Edinburgh | EH11 1DP

A most appealing first floor flat which enjoys a high amenity location, close to excellent green space and an abundance of day-to-day amenities, in the popular Polwarth area of the city. The property is within easy travelling distance of the city centre and would be perfectly suited to the first-time buyer or buy to let investor.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents permit parking
-  Communal garden
-  EPC rating – D
-  Council tax band - B



## Description

The internal accommodation is well presented and briefly comprises: entrance hallway with built-in storage, comfortable reception/dining room with carpeted floor, neutral décor and a pleasant leafy outlook, kitchen fitted with a selection of contemporary units with coordinated wipe-clean worktops, tiling to splash areas and a variety of built-in appliances, good sized double bedroom with fitted wardrobes, and bathroom with three piece white suite, splashback, and over-bath electric shower.



## Extras

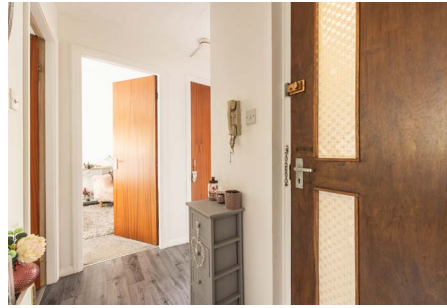
All blinds, floor coverings, integrated appliances and white goods will be included.

## Gardens, Parking and Factor

There are well kept communal gardens to the rear of the building, together with permitted residents parking. Please note a factoring agreement is currently in place with Trinity Factors, which includes buildings insurance and is presently charged at £32.50 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

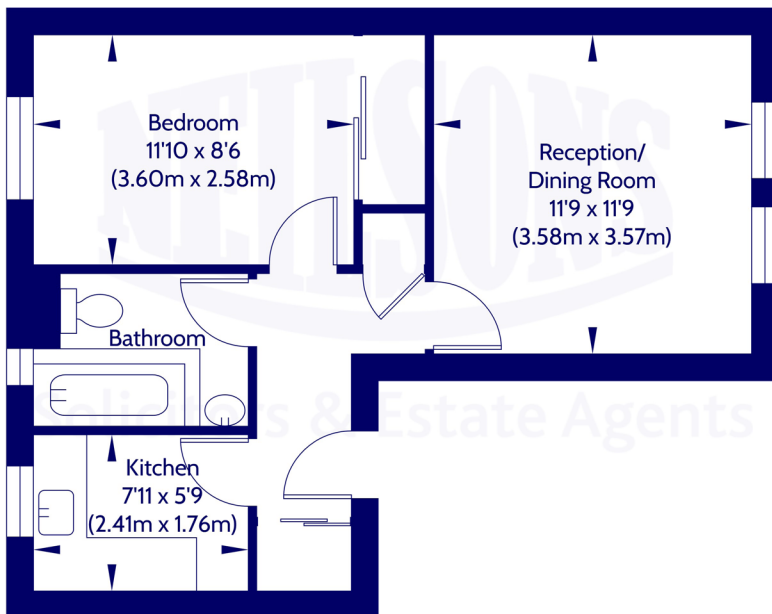
Dundee Terrace forms part of the reputable residential district of Polwarth, lying to the south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised shops and services. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multiscreen cinema, Nuffield Health Fitness & Wellbeing Gym and various entertainment and dining facilities. The cosmopolitan Edinburgh Quay is also easily accessible along the Union Canal path hosting a variety of bars, bistros and restaurants. The property is also close to the wide green spaces of Harrison Park and the area is ideal for those connected with Napier and Edinburgh Universities.

Approx. Internal Area 38.37 Sq M / 413 Sq Ft.

Not to scale. For identification only.

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First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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