



12/6 Ogilvie Terrace, Edinburgh, EH11 1NR



## Welcome

Welcome to Ogilvie Terrace, this well-proportioned second floor flat forms part of a traditional tenement building retaining many period features with secure entry system and communal garden area to the rear. The property is ideally located in the popular Polwarth area of Edinburgh close to many local amenities, schooling, beautiful wide open spaces of Harrison Gardens and swift transport links. Could now benefit from some modernisation.

- Reception hallway with useful storage.
- Living room front facing.
- Spacious dining kitchen, with white goods included.
- Double bedroom.
- Box room
- Bathroom with walk in shower.
- Partial electric heating
- Double glazing.
- Secure entry system.
- Communal garden to the rear.





## Shandon

Residents of Polwarth can stroll in Harrison Park or cycle along the Union Canal into the city centre. Polwarth is well served by a range of local amenities, with more extensive shopping facilities in neighbouring Gorgie. Fountain Park leisure complex is near by, where you will find a multi-screen cinema, bowling alley, gym, and family restaurants. Polwarth is within the catchment area for excellent state schools, and the area is also well placed for some of the capital's finest private schools, particularly the Edinburgh Rudolf Steiner School and George Watson's College. Popular with young professionals thanks to its close proximity to the city centre, Polwarth enjoys superb public transport links across the capital, as well as swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

## Extras

Included in the sale are the integrated kitchen appliances, white goods and fixtures & fittings.



# Get in touch

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Property Hub:

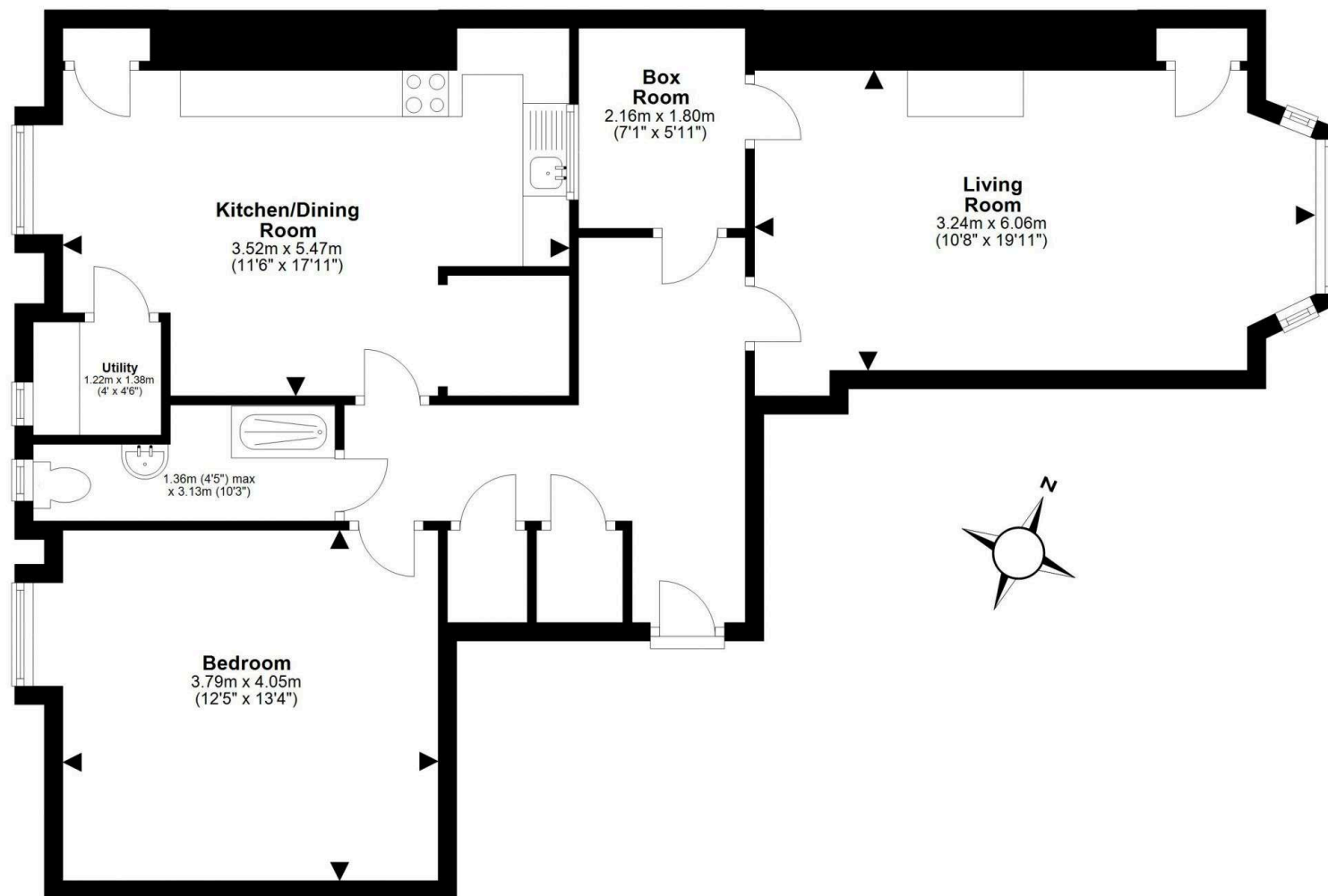
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

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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.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.