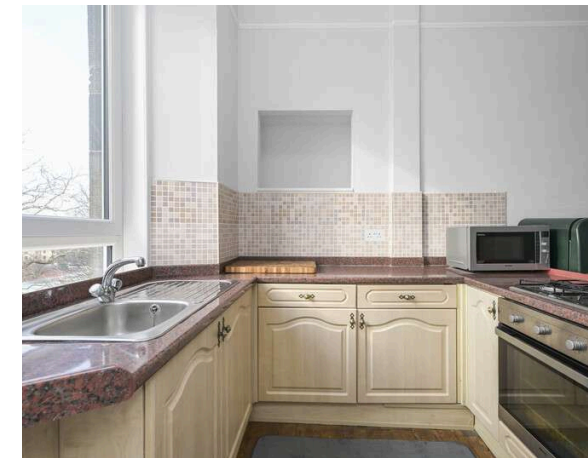




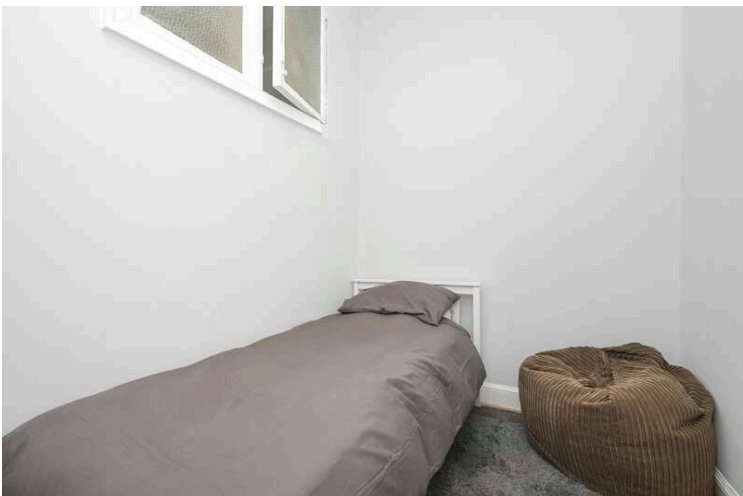
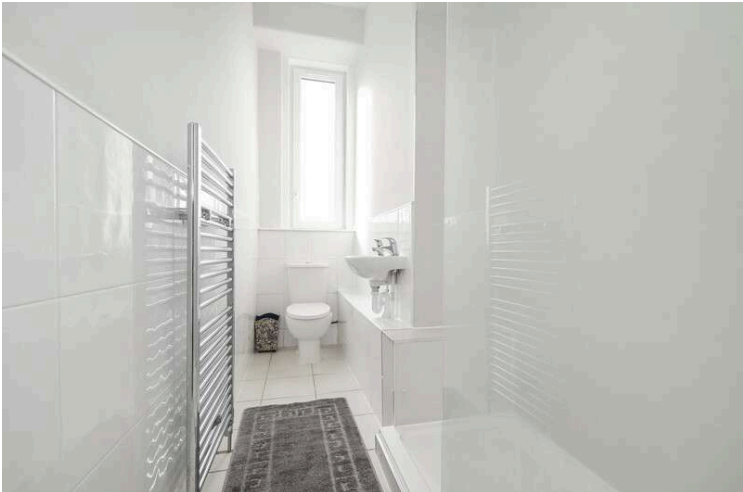
17, 2f1, Polwarth Place, Edinburgh, EH11 1LG

www.mcdougallmcqueen.co.uk



A fabulous one bedroom second floor flat forming part of a traditional Victorian tenement retaining many period features and offers bright and spacious accommodation suited to the first time buyer or as an investment opportunity. The property is ideally located in the highly desirable and convenient Polwarth area of Edinburgh whilst being within easy access of the amenities and attractions of the City Centre, the property offers stylish and well-proportioned accommodation. Presented to the market in immaculate order throughout an early viewing is recommended.

- Welcoming reception hallway with two useful storage cupboards.
- Double bedroom with front facing outlook
- Good sized box room.
- Attractive front facing living room with a bay window, intricate corniced ceiling and a feature fireplace with a gas fire inset. Please note the gas fire is not in working condition.
- Dining kitchen with a range of wall and base units
- along with integrated oven and hob, large pantry and utility off.
- Bathroom presented as a shower room comprising WC, wash hand basin and walk in shower.
- Gas central heating, new boiler installed 2022.
- Double glazing fitted in 2022.
- Shared rear garden.
- Permit and on street parking.



Location

Set close to the picturesque Union Canal in Polwarth, the property enjoys a great location just south-west of the city centre and is within easy walking distance of fashionable Bruntsfield and Morningside, which boast a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries and boutiques. The area benefits from a range of excellent amenities, including a multi-screen cinema, a gym, family restaurants and pubs at the popular Fountain Park Leisure complex. Polwarth is ideally situated for students and professionals alike, owing to its location within easy walking distance of The Meadows, The University of Edinburgh and Edinburgh Napier University, as well as the capital's vibrant financial district. Polwarth is within the catchment area for excellent state schools, and several independent schools, including George Watson's College and Edinburgh Rudolf Steiner School, are also close to hand. Just a short stroll from the property and across the canal is leafy Harrison Park: ideal for picnics, team sports and fitness activities. The area enjoys excellent public transport services day and night, as well as a dense network of cycle paths for safer, greener travel across the city.

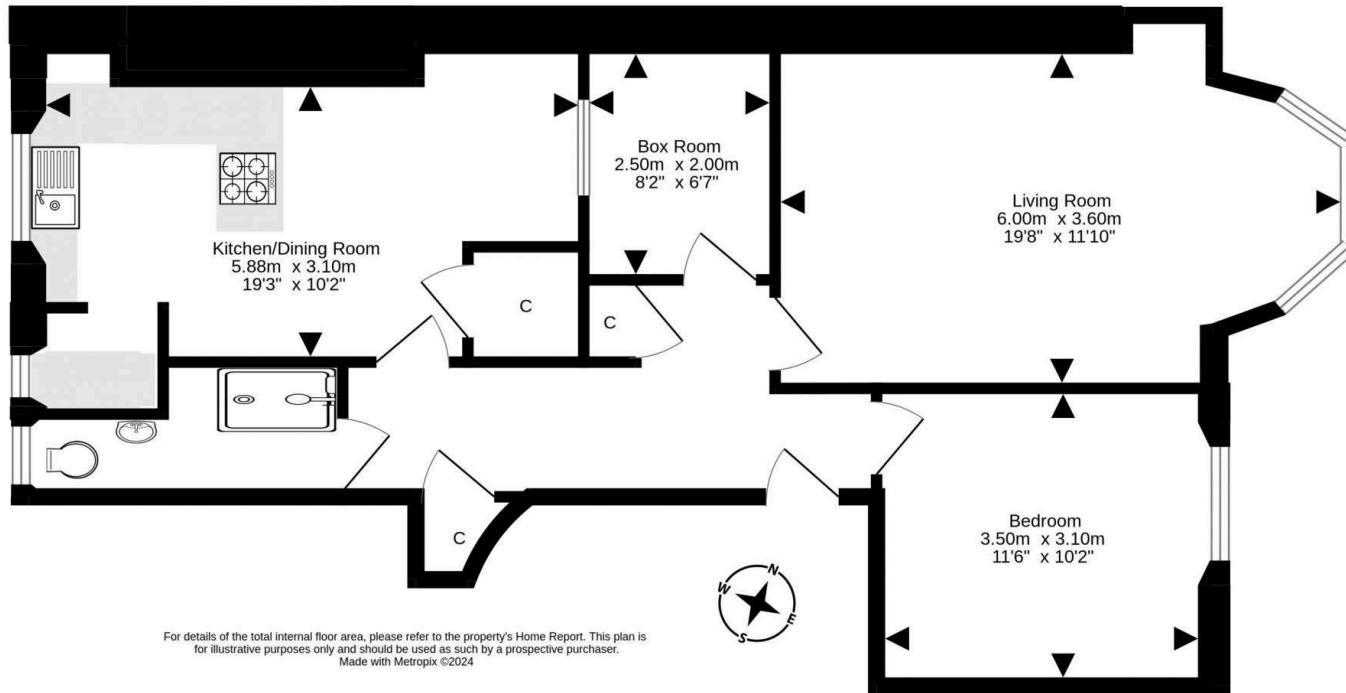
Extras

Included in the sale are the integrated kitchen appliances, washing machine, fixtures & fittings.

Price & Viewing

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

EPC Band - C



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 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
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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.

