



33 Polwarth Crescent  
Polwarth, Edinburgh, EH11 1HR



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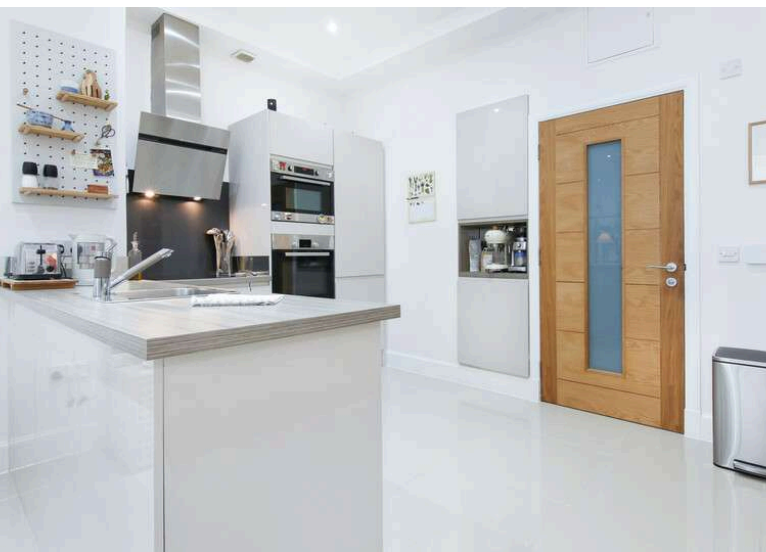


# 33

## Polwarth Crescent

Stunning main door flat (former shop conversion) which boasts generously proportioned accommodation of considerable style, arranged over ground and lower ground levels.

- Stylish main door flat set over two levels Finished to a high standard throughout
- Lounge (w/split level study) open-plan to dining kitchen
- Modern kitchen & bathroom
- Spacious double bedroom with built-in storage
- Utility & WC
- Gas central heating & Double Glazing
- Shared garden
- Residents permit parking



Home Report: £270,000

EPC Rating: C

The property has been meticulously maintained by its present owners and comprises a spacious open plan living/dining/quality fitted kitchen with quality floor tiling and large windows to the front affording a flood of natural light. There is a feature split-level work-space or dining area and the quality fitted kitchen boasts integrated appliances. A doorway off the main living space leads to a handy cloakroom/WC. A carpeted stairway leads down to the accommodation on the lower level, comprising generous double bedroom with built-in wardrobes and additional walk-in storage, a utility room and luxury bathroom with shower.

Gas central heating with a combination boiler and double glazed windows should help ensure a warm yet cost effective home. There is access to a shared garden to the rear of the building and residents permit parking is available on Polwarth Crescent and in the adjacent streets.

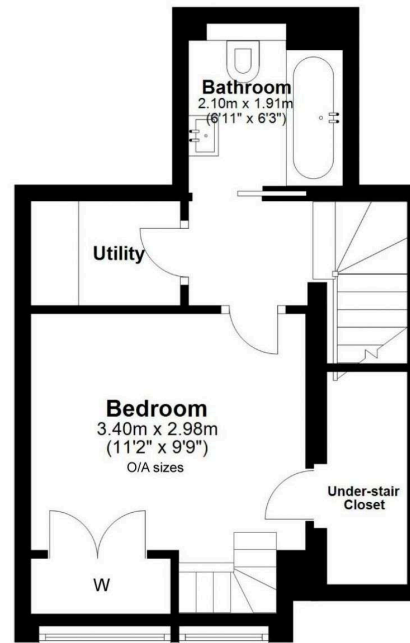
Extras: To include all fitted floor coverings & fitted carpets; integrated appliances (oven, hob, cooker hood, fridge/freezer, dishwasher); washing machine; and light fixtures within the sale.



Enjoying a tranquil setting close to the Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This district boasts everyday amenities, including shops, bars and bistros. Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Polwarth is well-connected with cycle paths and regular buses offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.



Total Area: approx.  
72.5 sq.metres (780.0 sq. feet)



### Basement

Approx. 26.9 sq. metres (289.2 sq. feet)



### Ground Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



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