

29/5 Polwarth Gardens, Polwarth Edinburgh, EH11 1JT

OFFERS OVER £375,000



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- Large Victorian top floor flat with own attic space
- Enlarged sitting room with dining recess
- Spacious kitchen/dining room
- 2 double bedrooms
- Box room and modern tiled bathroom
- GCH and DG
- Communal rear garden and zoned on-street private parking
- Popular residential location near Canal and excellent amenities
- EPC D

Description

This flat occupies part of the top floor of a substantial stone-built tenement dating back to around 1890 which is well presented throughout. The classic layout (105 sqm) is spacious and has the added bonus of a private attic space offering potential for conversion (subject to necessary planning consent). It is high-ceilinged and retains several period features including intricate cornicing and original wooden floorboards. The elegant bay-windowed sitting room now includes a versatile dining recess (or study area). To the rear is the large refitted kitchen/dining room. Both bedrooms are good doubles and the bathroom has also been upgraded recently and is finished with modern charcoal tiles throughout. The property is an ideal City Centre home or equally an excellent letting opportunity with a likely rental yield of £1400 - £1500pcm.





Gas Central Heating and Double Glazing

The flat benefits from gas central heating and double glazed replacement windows. The gas boiler was recently replaced in 2019.

Garden and Parking

There is a communal rear garden and on street permit parking.

Location

Polwarth is a mainly residential area bounded by Bruntsfield and Merchiston, Gorgie and Dalry, Fountainbridge and Craiglockhart. Polwarth Gardens offers ready access to university complexes and is only a few minutes away from the attractive Union Canal/cycle route/jogging path. It is a comfortable stroll away from Tollcross (Edinburgh's new financial/exchange sector) and many West End attractions. Haymarket Rail Station is also close by and excellent bus services operate. The area is well served by the excellent Bruntsfield primary school and prestigious Boroughmuir high school. A Sainsbury's store and other local shops are available in the immediate vicinity whilst major Princes Street stores are only 1.5 miles away.

Valuation

The apartment has a mortgage valuation of £400,000 and the Home Report is available from the ESPC web site.

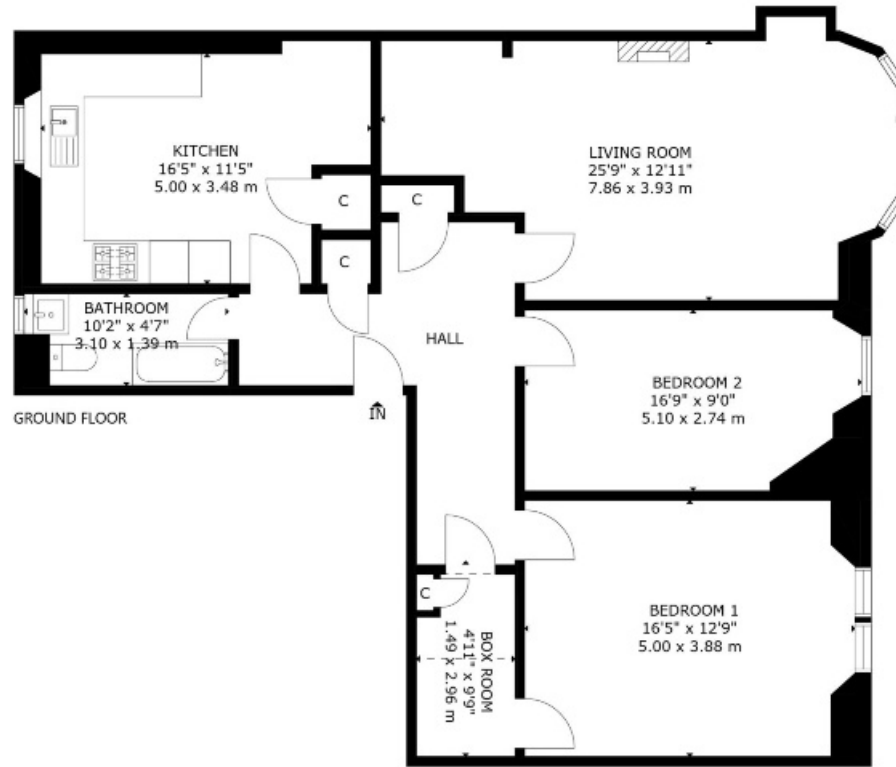
Council Tax Band and EPC

It lies in Council Tax band D and has a D rated Energy performance Certificate.

Viewing

To view telephone Agent 0131 229 3399 (07595 820611 out with office hours).





29/5 POLWARTH GARDENS, EDINBURGH, EH11 1JT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,131 SQ FT / 105 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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