



18/6 Polwarth Crescent, Edinburgh, EH11 1HW



## Welcome

Welcome to Polwarth Crescent, this delightful, bright and spacious two bedroom second floor flat retaining many period features offers well-proportioned accommodation. The property forms part of a traditional tenement building with secure entry system along with a communal garden set to the rear. Polwarth is a popular residential area close to many local amenities with the bustling areas of Bruntsfield and Morningside nearby offering a wide range of shops, bars and restaurants. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with a useful storage cupboard
- Living room front facing, door accesses the box room.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances.
- Two double bedrooms rear facing.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Communal garden to rear
- Permit and metered parking available.







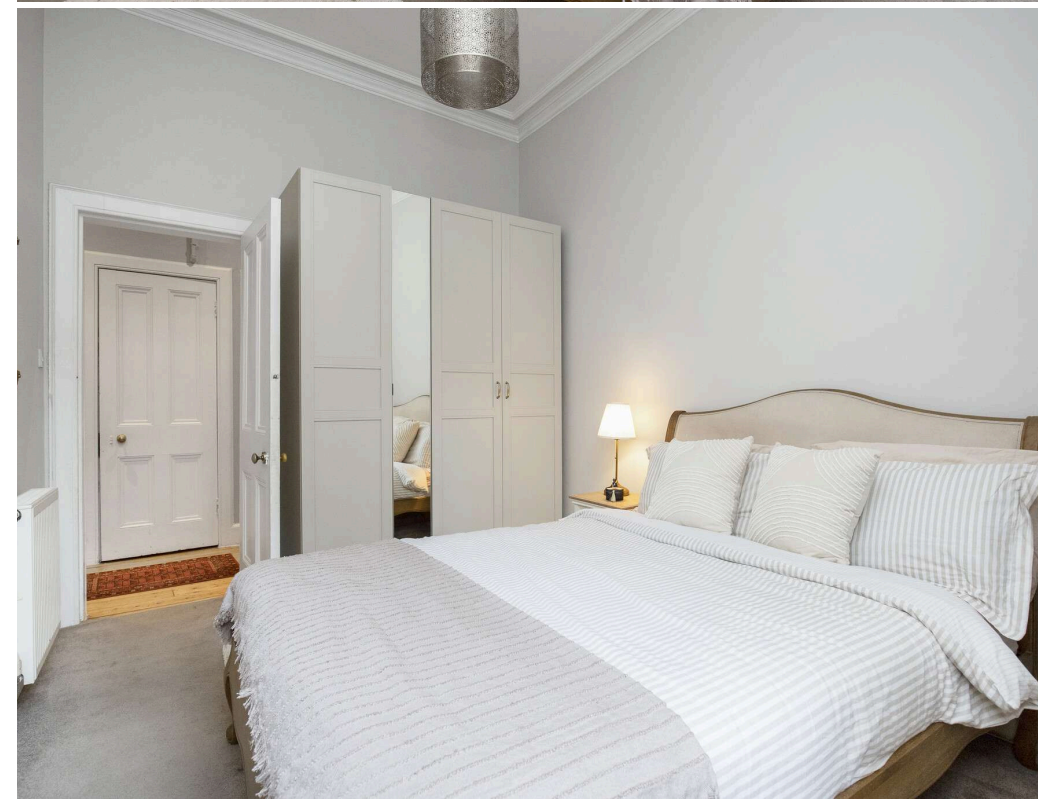
## Polwarth

The property is located within the sought-after area of Polwarth, located approximately two miles south-west of the City Centre. Excellent amenities can be found in nearby Bruntsfield, Morningside, Gorgie and Chesser with day to day shopping requirements found close by. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/restaurants. Excellent schooling is within close proximity and the property is within catchment for Bruntsfield Primary and Boroughmuir High School. Edinburgh Napier University is within walking distance. as is the University of Edinburgh. Benefitting from an excellent bus service providing access to the City Centre and many parts of Edinburgh.

## Extras

Included in the sale are the integrated kitchen appliances including the oven and dishwasher, the free standing fridge/freezer is also included in the sale as are all fixtures & fittings.

Some items of furniture are available by separate negotiation.





# Get in touch

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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.

