










Offers Over
£395,000

64 1F2 Polwarth Gardens

Polwarth | Edinburgh | EH11 1LL

Ideally located in the sought after and desirable Polwarth, this superb flat offers an extremely spacious and flexible accommodation and retains wonderful period features throughout. Brought to market in excellent condition, this property makes an ideal family home or for any professionals.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The property features a secure entrance system leading to a spacious and welcoming hallway with ample storage options. The front aspect reception room boasts a bay window, fireplace, and original features such as cornice work and a ceiling rose. At the rear, there is a second lounge that incorporates a dining area with a large storage cupboard and a fitted kitchen equipped with a range of wall and base units. The principal bedroom includes a small bay window and built-in storage, complemented by two further well-proportioned double bedrooms that offer a flexible layout. Additionally, the property benefits from an internal box room, ideal for use as a study or home office, and is complete with a white three-piece family bathroom.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

The property enjoys access to a sunny south facing communal garden, the area is mostly laid to lawn with a range of mature trees and shrubs and bordered with a stone wall. Permit parking for residents is available in close vicinity to the property and meter parking is also readily available for visitors.

Viewing

Please contact Neilsons on 0131 625 2222.





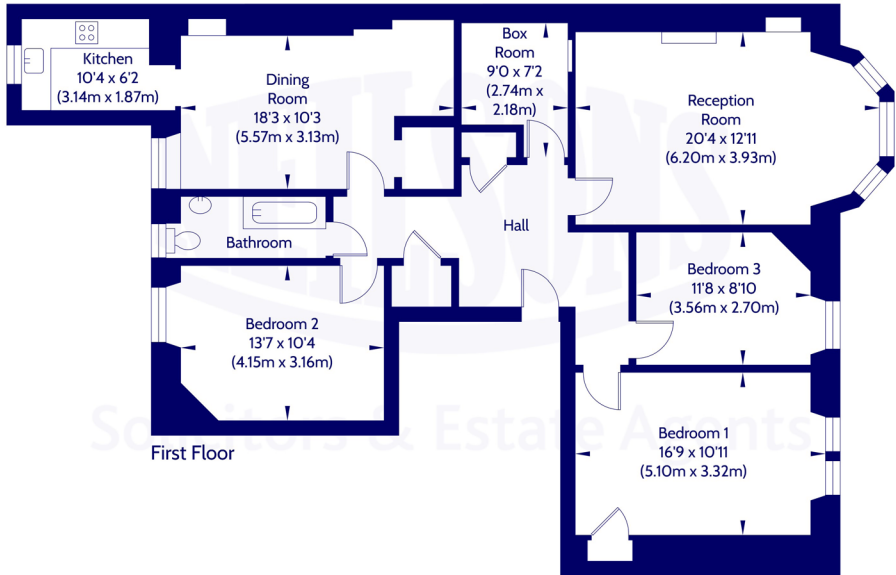
Location

The property is located within the sought-after area of Polwarth, located approx. 2 miles south-west of the City Centre. Excellent amenities can be found a short drive from the property in 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. Edinburgh Napier University is within walking distance with an excellent bus service providing access to the City Centre and many parts of Edinburgh. Excellent schooling can be found within the vicinity at all levels.





Approx. Gross Internal Floor Area 115.57 Sq M / 1244 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2024 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

