



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**27/1 HARDEN PLACE**

Polwarth, Edinburgh, EH11 1JD



This spacious one-bedroom ground-floor flat enjoys a prime city address, close to the scenic spaces of the Union Canal and Harrison Park, and within easy reach of the city centre and Haymarket's transport hub. The inviting home retains its period charm with classic features offset by sympathetic décor. It enjoys generous living space and useful storage including a box room fitted with a raised bed for guests. Completing this appealing proposition is access to a lovely communal rear garden and on-street permit parking.

Extras: All fitted floor and window coverings and light fittings are included.

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## FEATURES

- Fantastic city location
- Spacious ground-floor flat with elegant period interiors
- Secure communal vestibule
- Entrance hall with storage
- Bay-fronted living room with shelved storage and a living-flame fire
- Dining kitchen with pantry storage and open utility area
- One spacious double bedroom
- Box room with fitted storage and raised bed
- Bright bathroom with shower-over-bath
- Delightful shared garden to the rear
- On-street parking (Controlled Zone S3)
- Gas central heating







"A CHARMING ONE-BEDROOM HOME ENJOYING GENEROUS LIVING SPACE, A BOX ROOM WITH A FITTED BED, AND ACCESS TO A SHARED GARDEN."





EPC RATING:



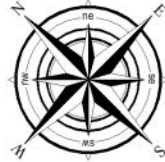
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

### Ground Floor

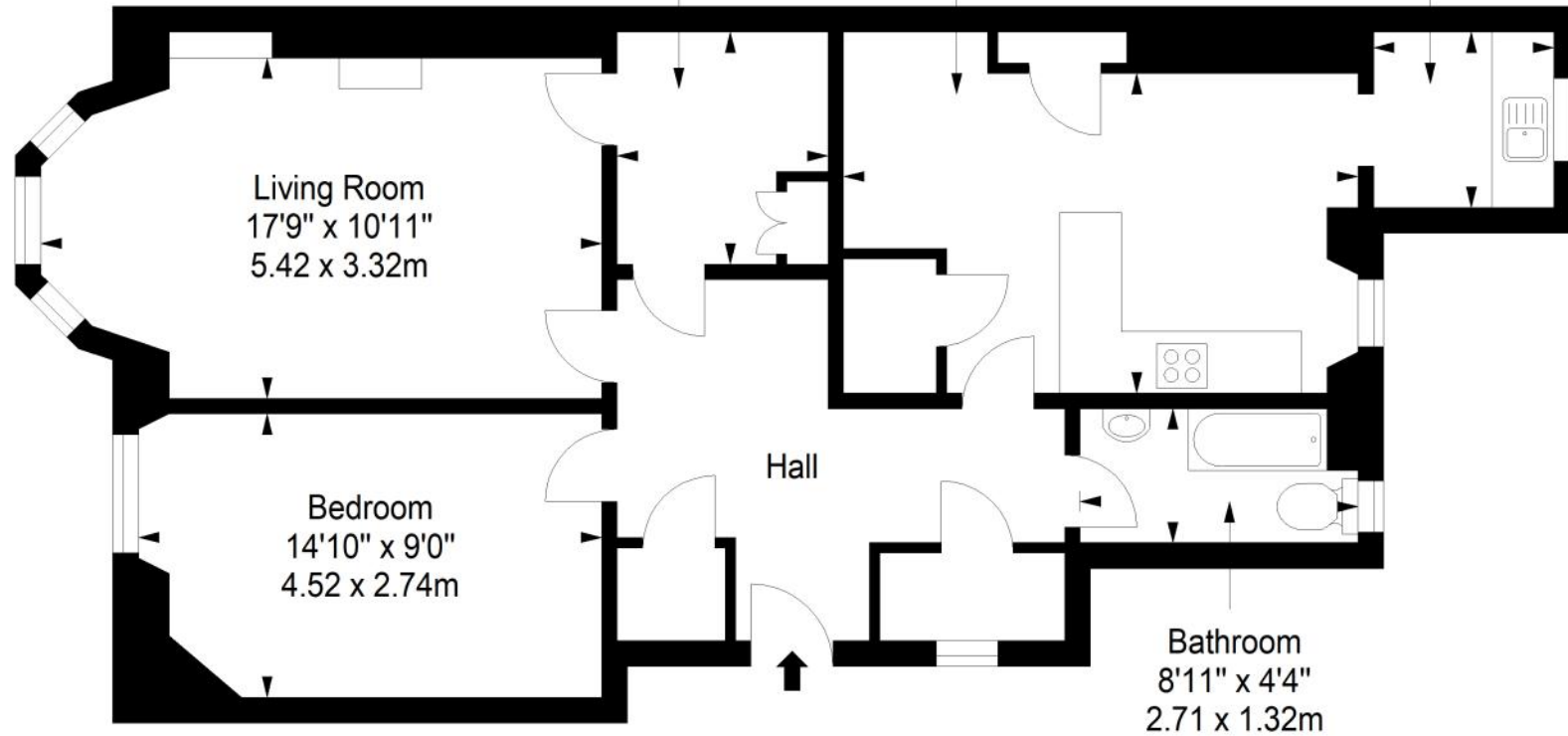
Approx. 73.2 sq. metres (787.9 sq. feet)



Box Room  
7'4" x 6'8"  
2.23 x 2.03m

Dining Kitchen  
16'5" x 10'1"  
5.01 x 3.08m

Utility Room  
5'8" x 5'5"  
1.72 x 1.66m



Total area: approx. 73.2 sq. metres (787.9 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

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EH1 2BW  
0131 516 5366



## GLASGOW

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G2 2HQ  
0141 530 2021



## EAST LOTHIAN

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01620 893 481



## DUNDEE

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DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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