










Fixed Price

£290,000

6/6 Tay Street

Polwarth | Edinburgh | EH11 1EA

This excellent second floor flat is located in the popular and central district of Polwarth, close to fantastic amenities, transport links and schools. Offering spacious and elegant accommodation, this superb home would suit a wide variety of buyers with flexible and airy accommodation and shared rear garden.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



Description

Forming part of a handsome sandstone tenement, this traditional flat boasts an abundance of period charm with impressive high ceilings throughout. In brief the accommodation comprises; secure entry system, welcoming hallway, light and airy reception/dining room with storage, open plan modern fitted kitchen with appliances, spacious principal bedroom with twin windows and beautiful cornicing, good sized second double bedroom, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing (new windows installed in 2020).



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and dishwasher.

Gardens & Parking

The property benefits of a well-kept shared garden and drying green to the rear. Residents' zoned parking permits can be obtained for on-street parking directly outside the property.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Tay Street forms part of the reputable residential district of Polwarth, lying to the south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised shops and services. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multiscreen cinema, Nuffield Health Fitness & Wellbeing Gym and various entertainment and dining facilities. The cosmopolitan Edinburgh Quay is also easily accessible along the Union Canal path hosting a variety of bars, bistros and restaurants. The property is also close to the wide green spaces of Harrison Park and the area is ideal for those connected with Napier and Edinburgh Universities. The property is within an excellent school catchment area including St Cuthbert's and Bruntsfield Primary schools and for secondary school, St Augustine's and Boroughmuir high schools.





Approx. Gross Internal Floor Area 67.75 Sq M / 729 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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