





Welcome

Welcome to Tay Street, rarely available this two bedroom main door flat offers bright and spacious accommodation with newly fitted carpets and freshly decorated throughout in true turn key condition, presenting an opportunity for the first time buyer or investor. The property forms part of a traditional tenement building featuring a private garden area to the front along with a shared garden to the rear. The property is ideally located in the popular Polwarth area of Edinburgh close to many local amenities, schooling and swift transport links. Main door properties in these areas can be very popular, we would recommend an early viewing.

- Entrance vestibule.
- Reception hallway with a small box room off along with a storage cupboard.
- Front facing living room with an open shelved press and twin windows.
- Kitchen equipped with a range of wall and base units along with integrated appliances.
- Rear facing double bedroom with built in storage.
- Double bedroom rear facing with built in storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Double glazing.
- Gas central heating.
- Private garden to the front, rear communal garden.
- Permit and metered parking available.





Polwarth

Polwarth is a prosperous area, which lies to the south of the city centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are within easy reach. There is an abundance of bars, restaurants and cinemas, all within walking distance or only a short drive away. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst Edinburgh and Napier Universities are within easy reach. The city by-pass and main motorway networks are easily accessible

Extras

The white goods in the kitchen, curtains, blinds and fitted floor coverings are included. Some of the other contents may be available if desired.

Get in touch

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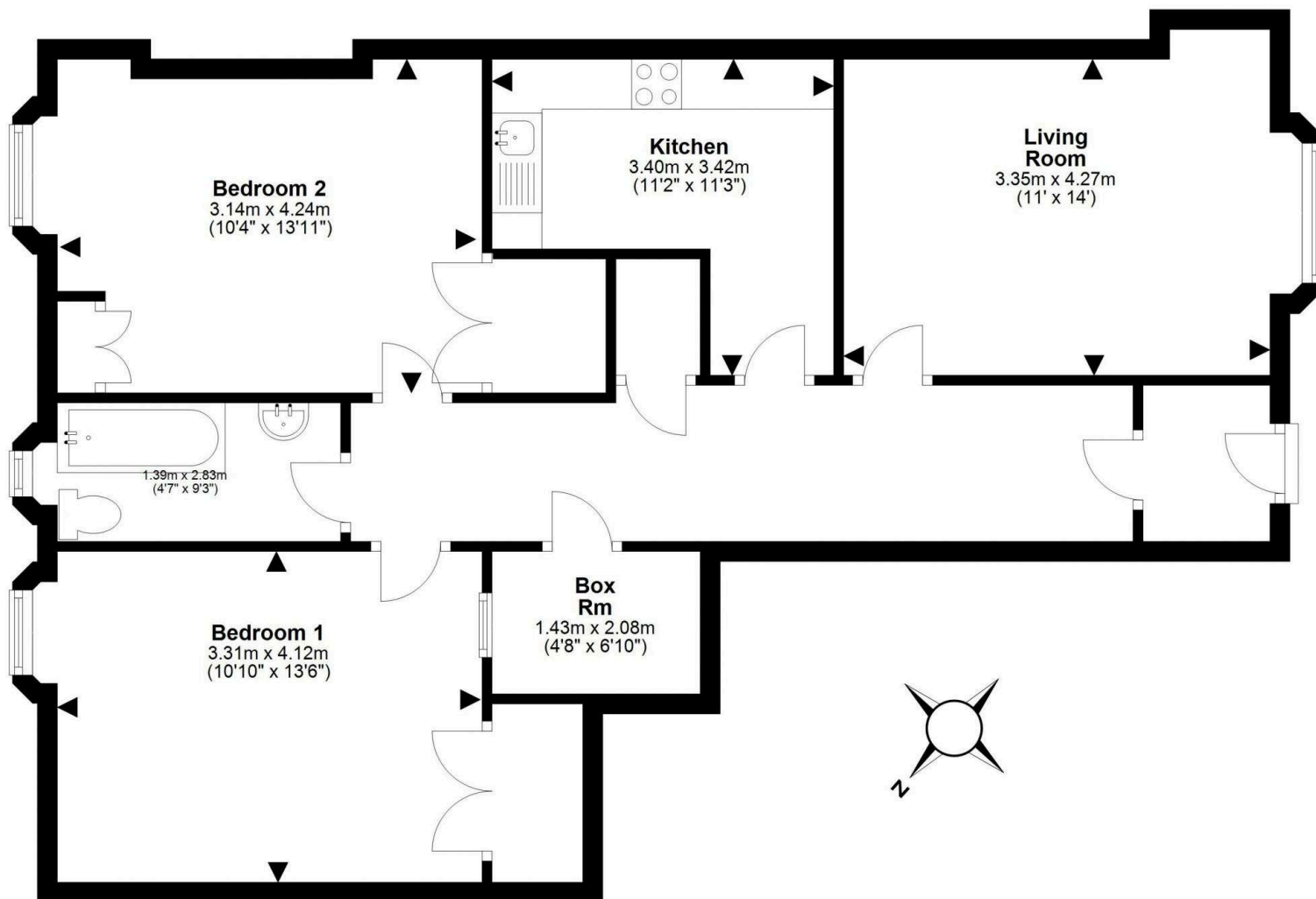
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the 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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.