

Jardine Phillips
Solicitors • Estate Agents

POLWARTH

24/2 POLWARTH CRESCENT
EH11 1HN



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EPC RATING: C

OFFERS OVER £320,000

PROPERTY DESCRIPTION

- T shaped hallway
- Spacious bay windowed sitting room with feature fireplace, open shelving, storage cupboard & access to a large boxroom with bookshelving, currently used as a study
- Open plan kitchen/dining room with 1950's fireplace and a good range of white handleless units, solid wood worktops, Belfast sink & appliances with further storage including an Edinburgh press, a larder cupboard and a large boxroom. Space for a dining table and featuring original plaster finishes at high level
- Large double bedroom with wardrobes
- Second double bedroom
- Updated bathroom with handy window, bath, bowl sink on wooden shelf, wc, heated towel rail & plywood panelling
- Two good sized boxrooms
- Gas central heating from Vaillant combi boiler (updated 2015) located in the kitchen
- Double glazed windows
- A wealth of period features including cornicing, ceiling rose and stripped wood floors
- Communal rear garden and downstairs storage
- Residents' permit parking in the street

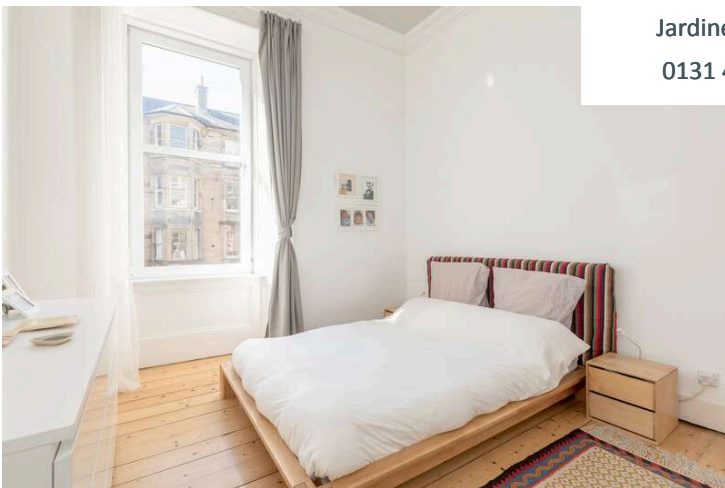


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





BRIGHT, STYLISH TWO BED, TWO BOXROOM FIRST FLOOR PERIOD FLAT IN CATCHMENT FOR EXCELLENT SCHOOLS

Located in the heart of Polwarth, this Architect designed, spacious, contemporary apartment would be ideal for first time buyers, young professionals or a family, being in the catchment for the well renowned Bruntsfield Primary & Boroughmuir High Schools. Fully updated with a modern kitchen & bathroom, loads of entertaining space in the bay windowed lounge & the open plan kitchen/dining room together with two good sized boxrooms and lots of storage. Local shopping on the doorstep with a wider array of supermarkets, bars, restaurants & coffee shops within walking distance in Bruntsfield & Morningside. Excellent transport links into the city centre.

AREA

Polwarth is a well regarded residential area to the south of the city centre, popular with families and young professionals. The area has a superb range of local shops including a Sainsbury local, Tesco Metro, Margiotta & post office. There are also a good range of coffee shops, bars & restaurants in the local vicinity. Wider shopping & amenities are available in nearby Bruntsfield & Morningside. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex & Craiglockhart Leisure Centre. Tollcross, the West End and the city centre are also within easy walking distance. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are just a short bus journey away. There is secure on-street bike storage (for hire) and a car sharing hire location in the area. The flat is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High Schools and George Watsons is within walking distance. Numerous bus services are available from the main roads and

there is easy access out to the city bypass and the motorway network beyond.

EXTRAS

The Rangemaster range cooker, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£330,000



Sitting room	20'7 x 12'3 (6.27 x 3.73m)
Boxroom office	6'11 x 6'7 (2.11 x 2.01m)
Kitchen/dining room	16'4 x 10'2 (4.98 x 3.10m)
Boxroom	6'8 x 6'3 (2.03 x 1.90m)
Bedroom 1	12'4 x 10'9 (3.76 x 3.28m)
Bedroom 2	12'1 x 7'7 (3.68 x 2.31m)

Polwarth Crescent,
Edinburgh,
Midlothian, EH11 1HN

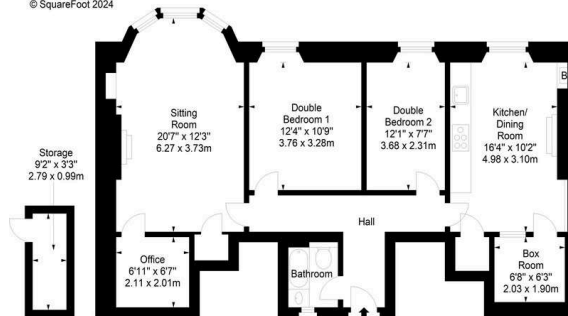


Approx. Gross Internal Area
941 Sq Ft - 87.42 Sq M

Storage

Approx. Gross Internal Area
30 Sq Ft - 2.79 Sq M

For identification only. Not to scale.
© SquareFoot 2024



Ground Floor First Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

