



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17 (1F4) Yeaman Place

Polwarth, Edinburgh EH11 1BS

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Set in the popular Polwarth district, a central city location, within walking distance of the city centre and university campuses'. Fountainpark entertainment/leisure centre is at the bottom of the road, offering cinema, ten pin bowling, bars, restaurants and a gym.

Discover this charming first-floor tenement flat, ideally situated in a tranquil position to the rear of the building, offering a serene leafy aspect over gardens. Step inside to find stylish decor complemented by warm wood-effect flooring throughout, creating a cosy yet modern ambiance. The welcoming hall features a handy cloak cupboard for your convenience. The spacious lounge/diner is the heart of the home, complete with a feature electric fireplace that adds a touch of warmth and character. Adjacent to the lounge, you'll find a compact kitchen ingeniously designed to optimize space and equipped with essential appliances. Retreat to the comfortable double bedroom, offering ample space for freestanding furniture. Completing this lovely flat is a stylish shower room, featuring a sleek glass/chrome enclosure and chrome ladder radiator.



Property Summary

- Centrally located in the popular Polwarth area
- Charming traditional flat
- Spacious lounge/diner
- Kitchen
- Comfortable double bedroom
- Stylish three-piece shower room
- Electric heaters, double glazing & wall insulation
- Well-kept shared garden
- On-street zoned permit parking - Zone S4
- EPC Rating - D | Council Tax Band - B

Home Report Value - £ 180,000



Traditional one bedroom flat, ideally situated for easy access into the city centre



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dream property!



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 **CHARTERED FIRM**

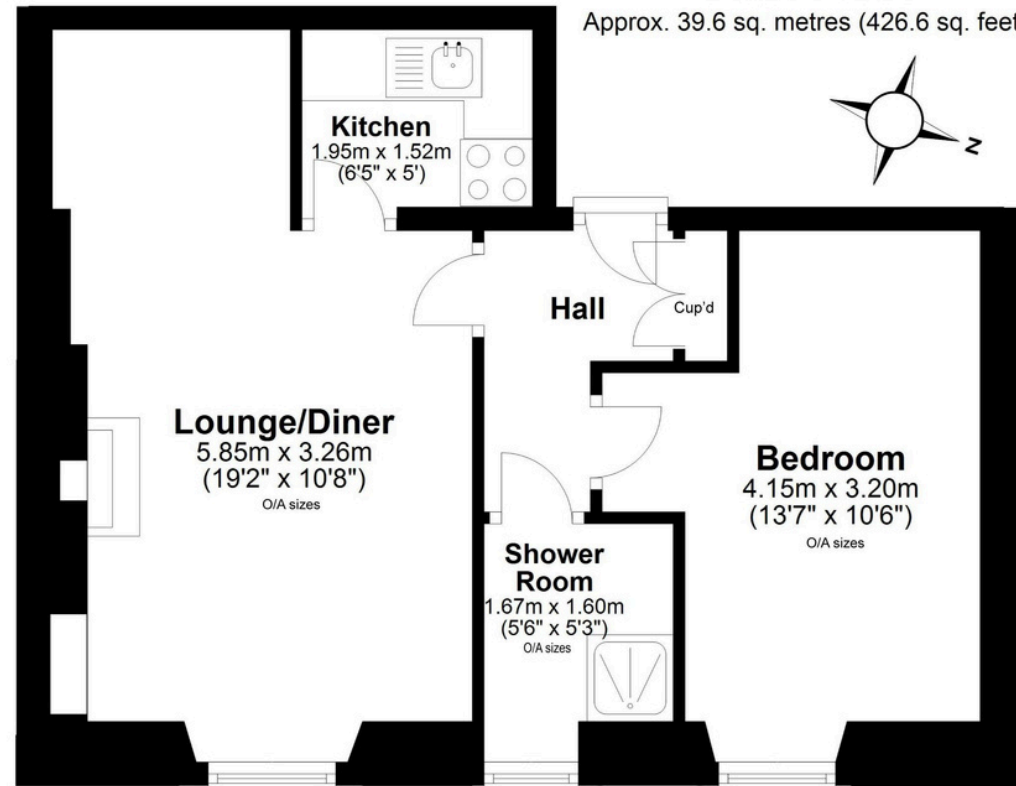
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



Location



CANAL AT POLWARTH

Polwarth is a very popular district, centrally located, approx. 2 miles south-west of the city centre. A good range of local amenities are provided, with a short walk to vibrant Bruntsfield. The nearby Union Canal offers fabulous walks along to Harrison Park. The Fountain Park leisure complex is nearby, offering a Gym, Cineworld, Ten Pin bowling and various bars/restaurants. Polwarth is within the catchment area for well regarded Bruntsfield Primary School and Boroughmuir High School, along with a choice of prestigious independent schools, including George Watsons in neighbouring Merchiston. The two main campuses of Edinburgh Napier University, are close by, one within walking distance, and excellent bus services, provide fast, efficient routes into the city centre and to other university campuses