

**1/2 Yeaman Place  
Edinburgh EH11 1BR**

**Offers Over £240,000**

- Beautiful bay window living/dining room
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and double oven and appliances included
- Large double bedroom
- Box room
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Communal garden to rear
- On-street permit parking

**Council Tax Band: B  
Tenure: Freehold**



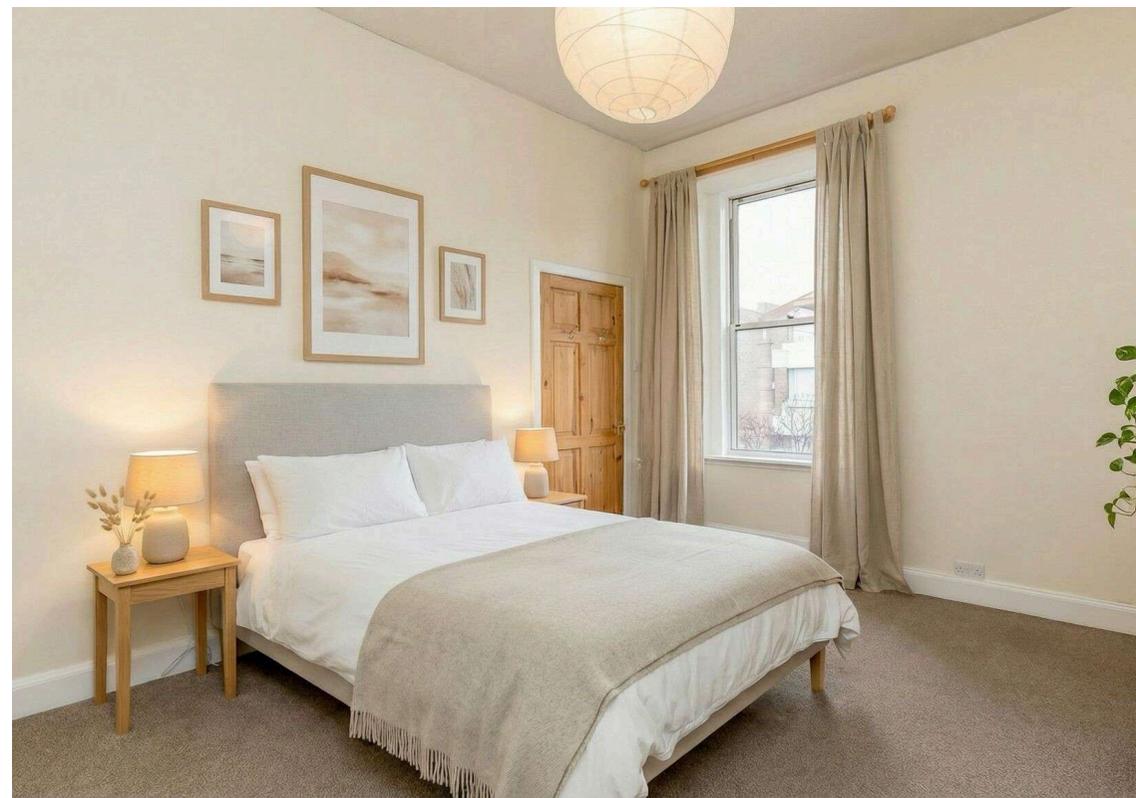
## Flat

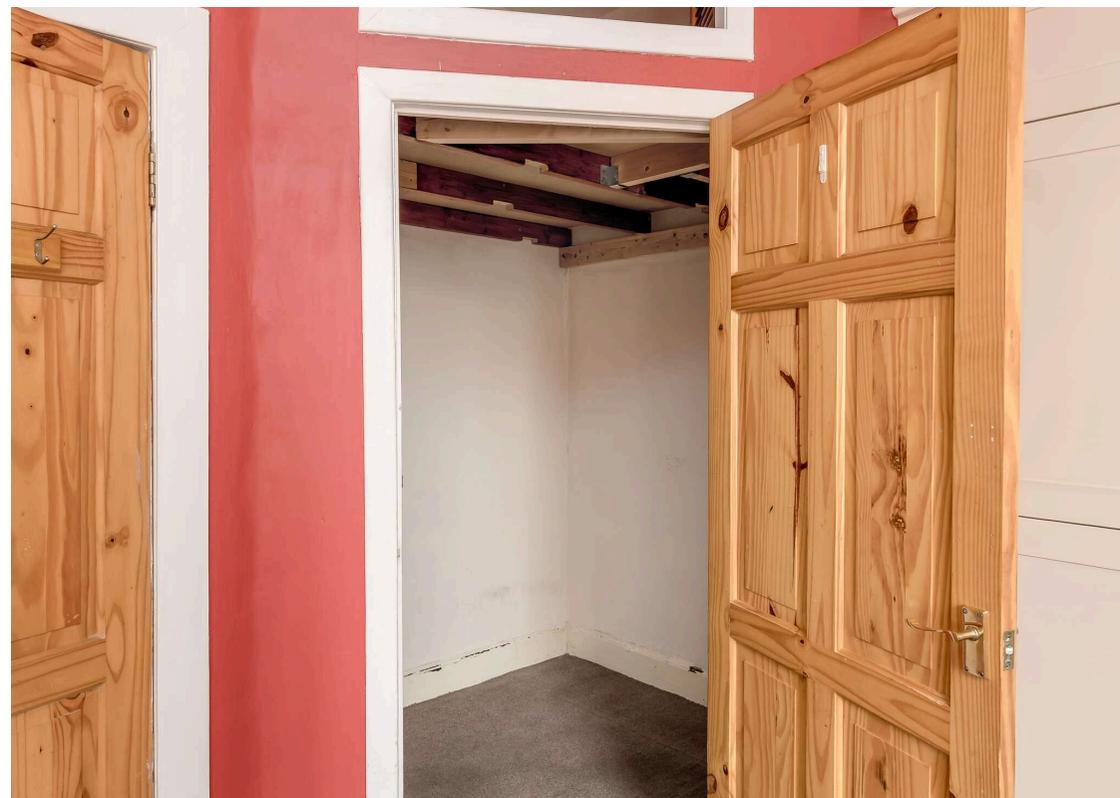
This superb, generously sized one-bedroom flat in the ever-popular Polwarth area is sure to attract strong interest. Offering excellent living space, a wealth of nearby amenities, and convenient transport links to the city centre, the property will appeal to young professionals and investors alike. Early viewing is highly recommended to avoid disappointment.

The accommodation features a bright and spacious west-facing living/dining room, beautifully illuminated by a bay window that creates an inviting setting for relaxing or entertaining. The well-equipped kitchen/diner includes a range of wall and base units, a gas hob, double oven, and integrated appliances—all included in the sale. Off the kitchen is a highly versatile box room with a mezzanine level, ideal for additional storage or a dedicated home-office space. The generous double bedroom comfortably accommodates wardrobes and bedroom furniture without compromising on space. The bathroom is fitted with a three-piece suite and an electric shower over the bath. Further benefits include gas central heating, double glazing throughout, access to a communal rear garden, and readily available on-street permit parking. **Please Note:** No warranties given for systems

Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the highly sought after and popular Bruntsfield Primary, Boroughmuir High School and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

**Viewing by appointment on 0131 337 1800**



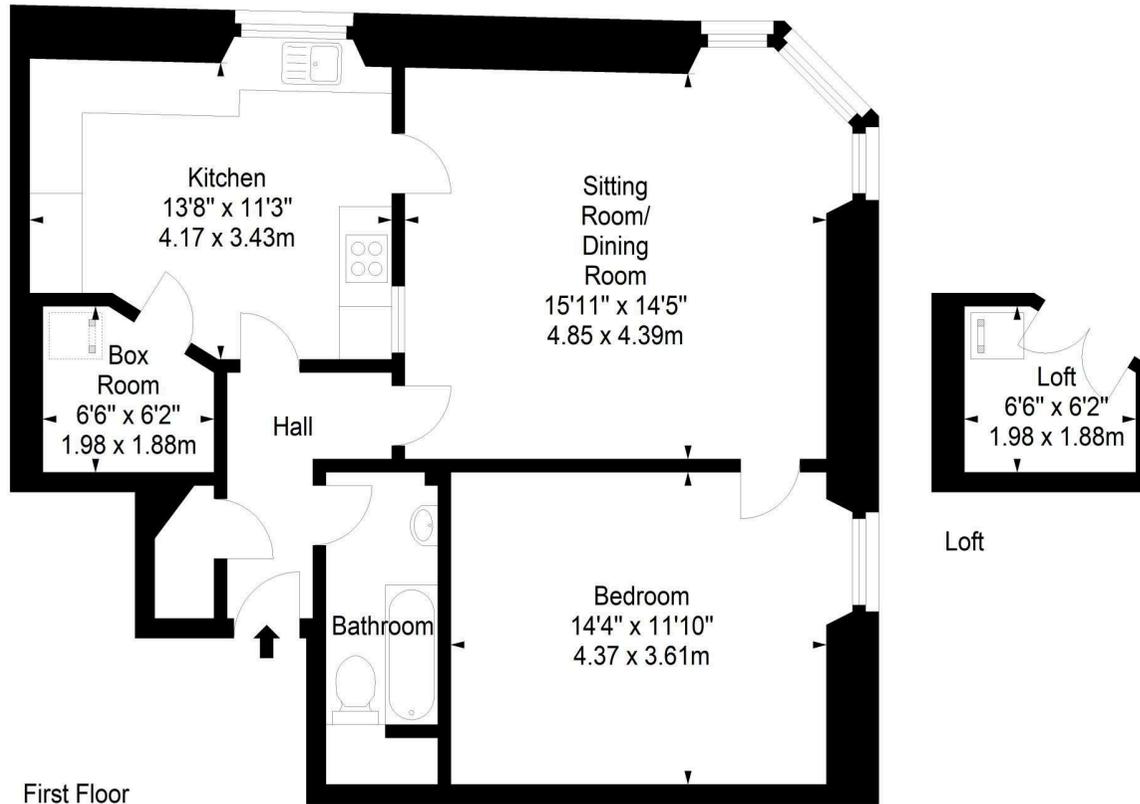
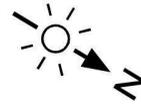


**Yeaman Place,  
Edinburgh,  
Midlothian, EH11 1BR**



Approx. Gross Internal Area  
732 Sq Ft - 68.00 Sq M  
Loft

Approx. Gross Internal Area  
36 Sq Ft - 3.34 Sq M  
For identification only. Not to scale.  
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Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)

