



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3 (2F1) Dundee Terrace

Polwarth, Edinburgh EH11 1DL

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Situated in popular Polwarth, this one bedroom second floor flat offers exceptionally spacious accommodation in a fantastic location with-in easy reach of the city centre. Forming part of a traditional tenement, the property boasts fantastic Victorian proportions and far reaching views over to Fife.

The welcoming front door opens into a generous hallway, where at the end, is a 19ft sitting room with two large casement windows, which offer those views over to Fife. There is excellent scope for various seating configurations, and also boasts an adjoining box room, which would lend itself to a range of uses and already has a built-in platform bed for guests. To the rear is an impressive dining kitchen, which benefits from a handy walk-in pantry. The L-shaped kitchen offers ample worktop, storage space and accommodates an oven, hob and chimney hood. With a roomy dining area which could easily seat six to eight people, this kitchen is perfect for entertaining friends and family. Also situated at the rear of the flat, the well-proportioned double bedroom enjoys ample space for freestanding bedroom furniture. Completing the fantastic accommodation on offer is the bright and airy three-piece shower room, finished in contemporary black and white theme.

Property Summary

- Traditional second floor flat
- 19ft sitting room
- Generous dining kitchen with pantry
- Box room with platform bed
- Appealing double bedroom
- Stylish three-piece shower room
- Gas central heating & double glazed windows
- Well-maintained shared rear garden
- On-street parking: Metered & Permit (Zone S4)
- EPC Rating - C | Council Tax band - C

Extras: fitted floors, and kitchen appliances, to be included in the sale.

Home Report Value - £250,000

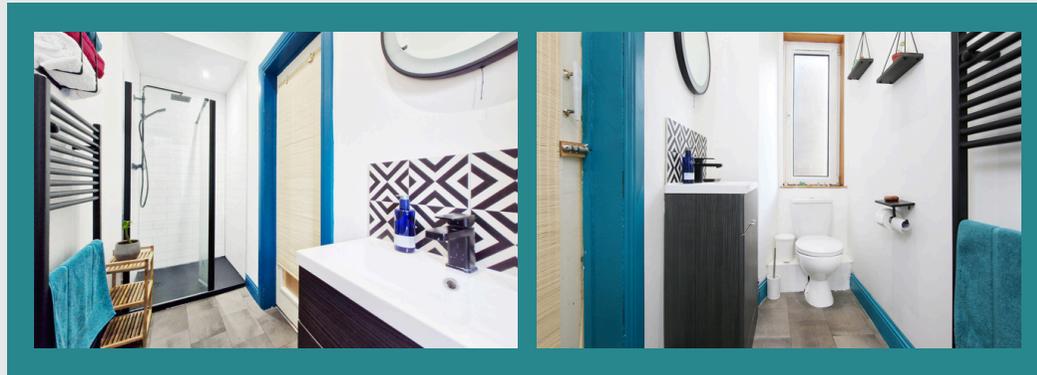






Traditional
second floor flat
with
stunning views
to Fife





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Location

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

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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.