

OFFERS OVER £260,000

43/10 Dundee Terrace  
Edinburgh, EH11 1DW

drummondmiller  
Solicitors & Estate Agents





- Freshly decorated and spacious 2 bed with family bathroom
- Large and bright living room with views
- 2 generously proportioned bedrooms
- Original decorative corncicing
- Original Slate Fireplace featuring unique Cinderella tiles
- Gas central heating and double glazing throughout
- Located in an established residential area close to schools, shops, and sports facilities
- EPC C

### Description

Drummond Miller is delighted to present this bright and tastefully decorated two bed 3rd floor flat in the sought after area of Polwarth.

The interior hallway leads into a spacious lounge, enhanced by twin windows offering an open outlook with views across the City and beyond, and featuring charming original details, including Cinderella fireplace tiles and original corncicing.

The modern kitchen is conveniently located off the living room, providing an ample storage and worktop space. Fresh paintwork and new carpeting create a crisp, move in ready feel.

Both bedrooms are located to the rear of the property and are both generously sized.

The property also benefits from a recently updated family bathroom with mains shower.





### Central Heating and double glazing

There is gas central heating, alongside double-glazed windows throughout.

### Garden and parking

Externally, the property sits within traditional tenement style garden. On-street permit parking is available via application.

### Location

Polwarth is a highly sought after residential neighbourhood, boasting traditional tenement homes, strong community feel and excellent access to both the city centre and the neighbouring area of Bruntsfield. A wide selection of shops, cafés and local amenities can be found nearby in Fountainbridge, Gorgie, Dalry and Bruntsfield, while the city centre is easily reached on foot, by bike or via frequent bus services.

The area offers excellent schooling options, including Bruntsfield Primary, Boroughmuir High School and George Watson's College. Everyday shopping is convenient, with Edinburgh West Retail Park, a 24 hour ASDA, Sainsbury's, Lidl and Aldi all close at hand.

Polwarth is perfect for outdoor recreation, with Harrison Park, the Union Canal towpath and the new Roseburn/Union Canal cycle link offering excellent routes for walking, running and cycling. Leisure options nearby include Craiglockhart Sports and Tennis Centre, as well as the restaurants, cinema and fitness centre at Fountain Park. Combining great amenities, green spaces and a welcoming community, Polwarth remains a consistently popular choice for a wide range of buyers.

### Council Tax and EPC

It is in Council Tax band C and has a C-rated Energy Performance Certificate.

### Home Report

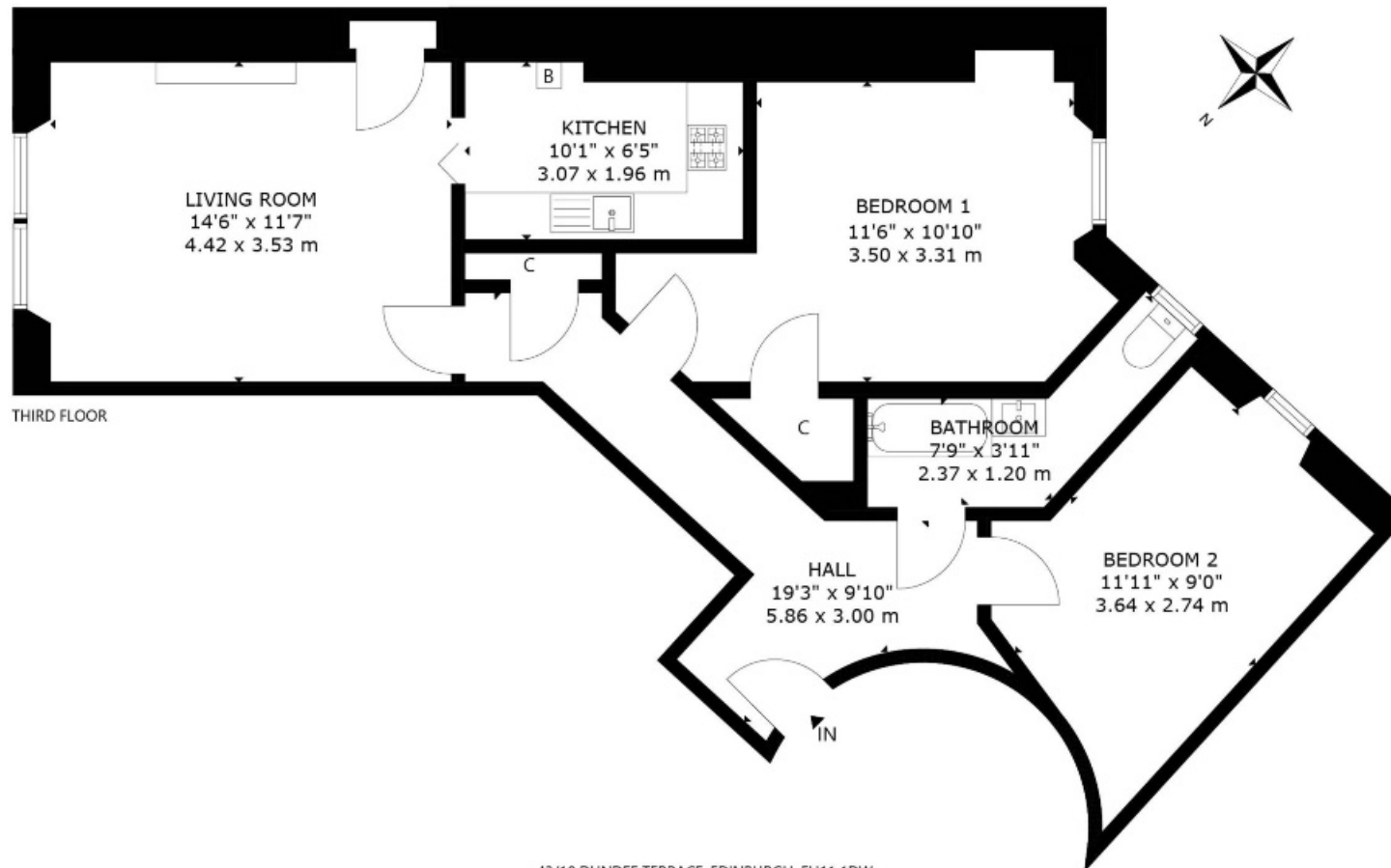
The property has been valued at £270,000 and a link to the Home Report is available from the ESPC website.

### Viewing

By appointment with the Agent telephone 0131 229 3399.

### Extras

All carpets, curtains, fridge, cooker and washing machine to be included in the sale.



43/10 DUNDEE TERRACE, EDINBURGH, EH11 1DW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 712 SQ FT / 66 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
Copyright © Nest Marketing  
www.nest-marketing.co.uk

**drummondmiller**  
Solicitors & Estate Agents

Call us on **0131 229 3399** or  
email **property@drummondmiller.co.uk**  
**drummondmiller.co.uk**



Local People. Local Offices.

Bathgate	Dalkeith	Edinburgh	Glasgow	Musselburgh
01506 656 645	0131 663 9568	0131 229 3399	0141 332 0086	0131 665 3131

**espc**