

Jardine Phillips
Solicitors • Estate Agents

POLWARTH

30/2 POLWARTH CRESCENT
EH11 1HN



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EPC RATING: C

OFFERS OVER £340,000

PROPERTY DESCRIPTION

- Hallway with three handy storage cupboards
- Spacious bay windowed sitting room with feature fireplace, Edinburgh press, stripped wood flooring & cornicing
- Sizeable boxroom with shelving, currently used as a study but would also be great for storage
- Open plan kitchen/dining room with great range of shaker style units, a Bosch suite of appliances, lots of space for dining, a larger cupboard, clothes pulley and recess currently used as a study
- Large principal bedroom with fitted wardrobes
- Second double bedroom currently with fitted cabin bed & wardrobe
- Modern bathroom with bath with shower over, sink, wc & chrome heated towel rail
- Gas central heating from condensing combi boiler updated in 2015 and located in the kitchen, with new radiators fitted in 2023
- Upvc framed double glazed windows
- A wealth of period features including cornicing, ceiling roses, panelled doors and recently restored wood floors
- Well-maintained communal rear garden with expansive lawned area
- Residents' permit parking in the street

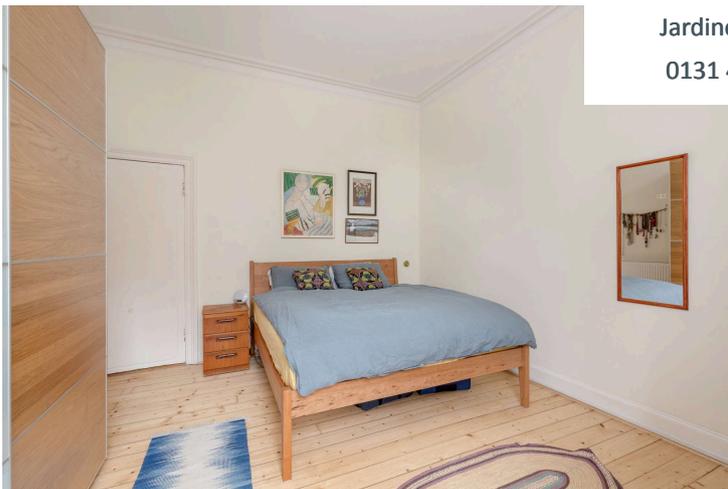


VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850





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

Located in the heart of Polwarth, this spacious, traditional apartment would make an ideal home for first time buyers, young professionals or a family, being in the catchment for the well-renowned Bruntsfield Primary & Boroughmuir High Schools. With a modern kitchen & bathroom, large entertaining spaces in the bay windowed sitting room & the open plan kitchen/dining room, two good sized bedrooms and a handy boxroom for working from home or storage. There are good amenities on your doorstep, including coffee shops, bars, restaurants & Margiottas, and a wider array of supermarkets, bars, restaurants & coffee shops are within easy walking distance in nearby Bruntsfield & Morningside. Excellent transport links take you into the city centre and there is access to lovely open spaces & lifestyle facilities just a short walk away.

AREA

Polwarth is a very well-regarded residential area to the south of the city centre, popular with families and young professionals. There are a superb range of local shops including a Sainsbury local, Tesco Metro, Margiotta & a post office. There are also a good range of coffee shops, bars & restaurants on your doorstep. Wider shopping & amenities are available in nearby Bruntsfield & Morningside. Local leisure facilities are excellent, including the impressive Fountain Park Leisure Complex & Craiglockhart and Dalry Swim Centres. Tollcross, the West End and the city centre are also within easy walking distance. Harrison Park, Bruntsfield Links and the Union Canal walkway with connection to the Roseburn Path are all nearby providing great outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are also 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 blinds, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£350,000

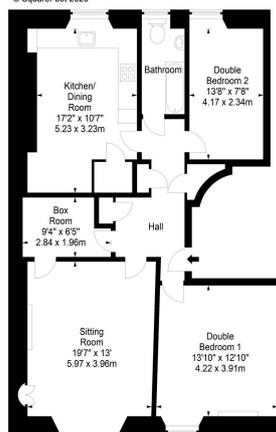


Sitting room	19'7 x 13' (5.97 x 3.96m)
Boxroom	9'4 x 6'5 (2.84 x 1.96m)
Kitchen/dining room	17'2 x 10'7 (5.23 x 3.23m)
Bedroom 1	13'10 x 12'10 (4.22 x 3.91m)
Bedroom 2	13'8 x 7'8 (4.17 x 2.34m)

Polwarth Crescent,
Edinburgh, EH11 1HW



Approx. Gross Internal Area
971 Sq Ft - 90.21 Sq M
For identification only. Not to scale.
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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.

