BlairCadell
solicitors + estate agents

9 1F1 Yeaman Place
Edinburgh EH11 1BR

Fixed Price £158,000

- One bed tenement flat
- Bright lounge/kitchen/diner
- Double bed room with built in wardrobe
- Shower room with mains shower and WC
- Gas central heating
- Communal garden
- Residents permit parking

Council Tax Band: B
Tenure: Freehold

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First Floor Flat tenement flat

Blair Cadell are delighted to present this attractive one bedroom tenement flat, ideally positioned within the highly sought-after Polwarth area. Benefitting from excellent transport links to the city centre, together with a superb range of local amenities nearby, the property is sure to appeal to a wide variety of purchasers. Accommodation comprises a bright and spacious open-plan living, kitchen and dining room, featuring a fireplace that adds warmth, character and charm, making it ideal for both everyday living and entertaining. The kitchen offers a good range of floor and wall-mounted units, along with an electric hob and oven, creating a practical and convenient space for everyday cooking. A generously proportioned double bedroom benefits from large built-in wardrobes and a press, offering excellent storage while creating a comfortable and peaceful retreat. Completing the accommodation is a well-appointed shower room with mains shower and WC. Further benefits include gas central heating, ensuring a warm, comfortable and energy-efficient home throughout the year. **Please note that no warranties are provided for systems.**

Polwarth lies southwest of Edinburgh city centre, approximately 1.5 miles from the heart of the city, and is well served by an excellent local transport network. Frequent bus services provide convenient access to the city centre and surrounding areas, while Haymarket Train Station, the tram network and the city centre are all within a short distance. Haymarket offers regular rail services across Scotland, while the tram network provides convenient connections to Edinburgh Airport and destinations across the city. The City Bypass is also a short drive away, providing easy access to South Gyle, Edinburgh International Airport and the wider Central Belt motorway network.

Local shopping options include Sainsbury's Local, Aldi, Lidl, Tesco and Edinburgh West Retail Park. For leisure, residents have easy access to Harrison Park, the Union Canal and Fountain Park Leisure Complex, which offers a gym, cinema, restaurants and a variety of entertainment facilities. The surrounding area also boasts a vibrant selection of popular bars, cafés and restaurants.
The property is also conveniently positioned for access to several of Edinburgh's renowned universities, including the University of Edinburgh, Edinburgh Napier University and Heriot-Watt University.

Viewing By appointment 0131 337 1800









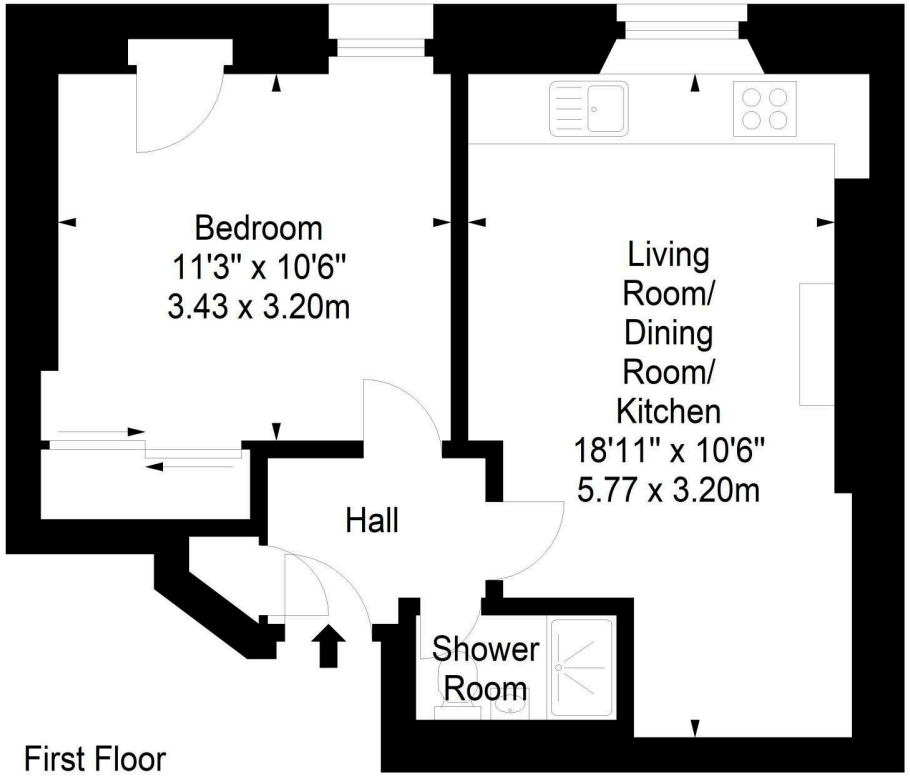




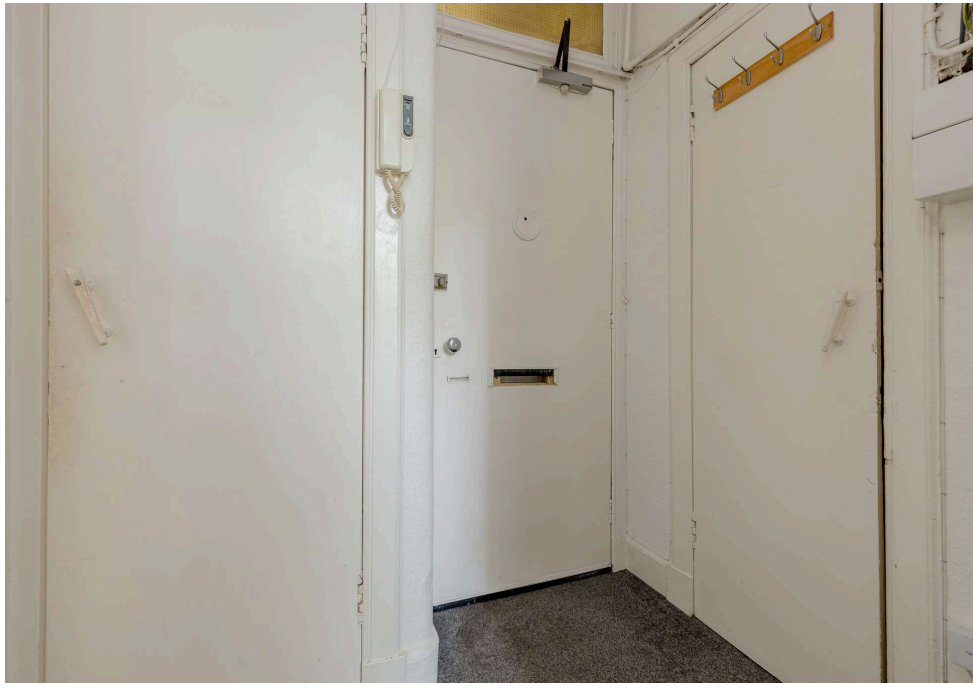
Yeaman Place,
Edinburgh,
Midlothian, EH11 1BR

SquareFoot

Approx. Gross Internal Area
391 Sq Ft - 36.32 Sq M
For identification only. Not to scale.
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