

29/1 Polwarth Gardens Edinburgh EH11 1JT

Offers Over £400,000

- Beautiful bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Large kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included in sale
- Two double bedrooms with master featuring walk in wardrobe
- Large box room
- Family bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Well kept communal garden to rear
- On-street permit parking

Council Tax Band: D
Tenure: Freehold



Flat

Blair Cadell are delighted to present to market 29/1 Polwarth Gardens, a beautifully presented traditional tenement flat that is sure to attract strong interest. Offering generous living space and excellent links to Edinburgh city centre, this superb property is ideally suited to young professionals, first-time buyers, young families and downsizers alike. Early viewing is highly recommended.

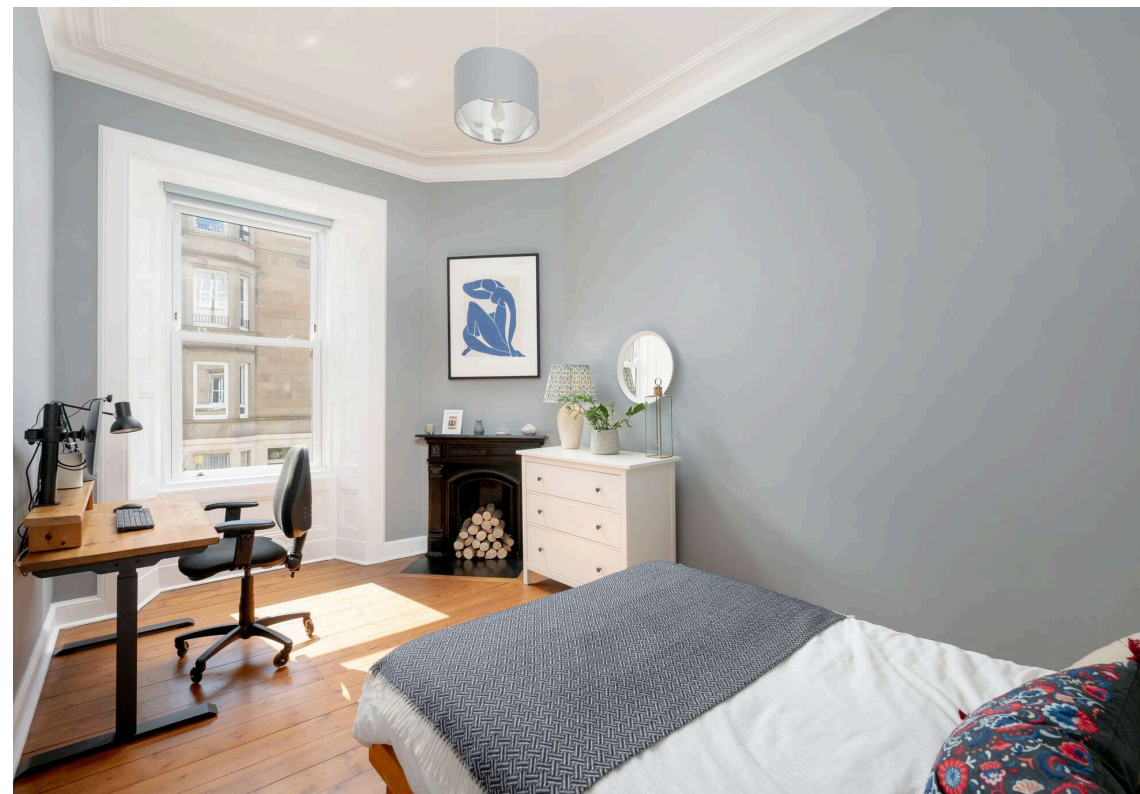
The accommodation comprises a stunning bay-windowed lounge featuring beautiful ornate cornicing, a centre rose, and a decorative fireplace, creating the perfect space to relax and entertain. The modern kitchen/diner is fitted with a range of floor and wall-mounted units, a gas hob, double oven, and a large pantry cupboard, making it ideal for keen cooks and those who enjoy hosting family and friends.

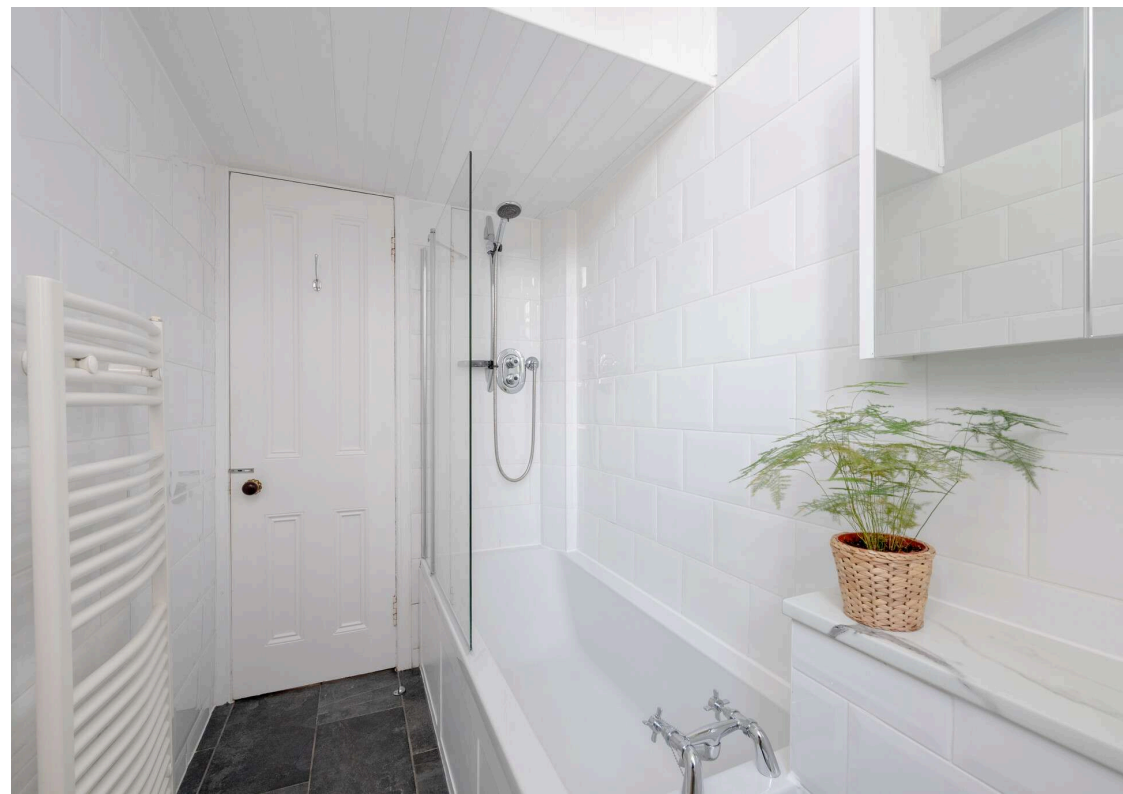
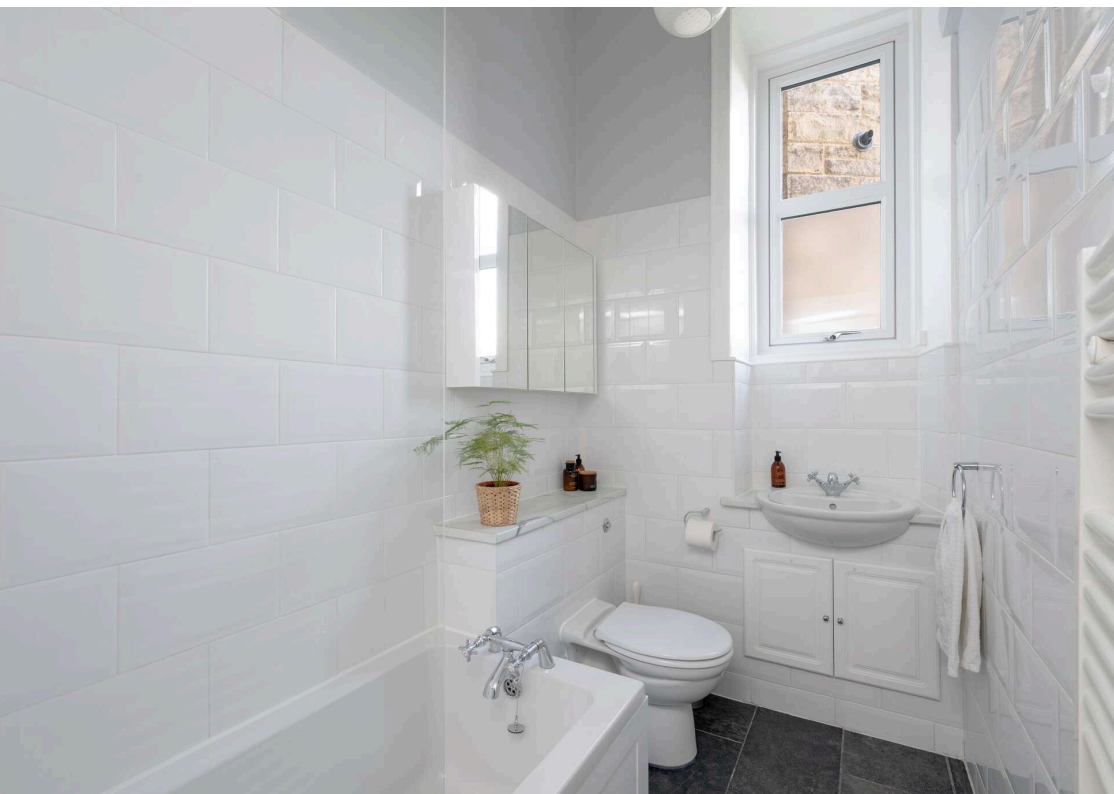
There are two generous double bedrooms, with the master bedroom boasting attractive period cornicing and a large walk-in wardrobe complete with floor-to-ceiling storage. The stylish family bathroom is fitted with a contemporary three-piece suite and a mains shower over the bath. In addition, a spacious box room accessed from the hallway provides an ideal home office, study, or occasional guest room.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Externally, residents can enjoy a well-maintained communal rear garden and permit parking.

Polwarth is a highly sought-after residential area located approximately 1.5 miles from Edinburgh city centre and is well served by frequent public transport links. The City Bypass is only a short drive away, providing easy access to Edinburgh International Airport and the M8, M9 and M90 motorway networks. The area is served by an excellent range of highly regarded state and private schools, including Bruntsfield Primary School, Boroughmuir High School, and George Watson's College. Bruntsfield high street is a ten minute walk from the property and a comprehensive selection of shopping facilities is available nearby, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's Superstore, Lidl, and Aldi. Residents are also well catered for in terms of leisure and recreation, with Harrison Park, the Union Canal, and Craiglockhart Leisure and Tennis Centre all close at hand. Fountain Park Leisure Complex, offering a cinema, a variety of restaurants, and a Nuffield Health Fitness & Wellbeing Gym, is also within easy reach.

Viewing by appointment on 0131 337 1800

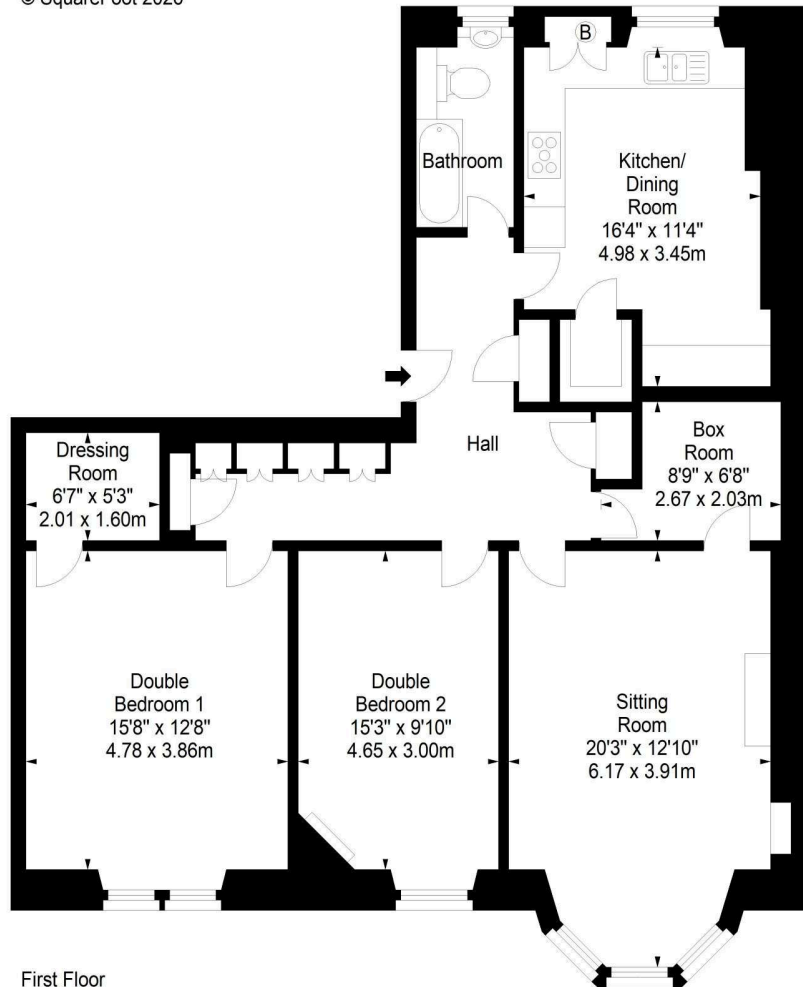




**Polwarth Gardens,
Edinburgh,
Midlothian, EH11 1JT**



Approx. Gross Internal Area
1138 Sq Ft - 105.72 Sq M
For identification only. Not to scale.
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First Floor



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