

**2f1 13 Polwarth
Crescent
Edinburgh EH11 1HP
Fixed Price £315,000**

- Bay window lounge featuring ornate cornicing, centre rose and decorative fireplace
- Kitchen/diner with a range of wall and floor mounted units, induction hob and electric oven and large pantry cupboard
- Large double bedroom
- Box room
- Bathroom with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents on-street parking



Second Floor Flat

Blair Cadell are delighted to bring to market this superb one bed flat in the heart of Polwarth. With fantastic local amenities and access to the city centre, the property would be ideal for a first time buyer or young professional and must be viewed.

The accomodation comprises of an entrance hallway with two useful storage cupboards leading through to a stunning bay window lounge with superb original features such as ornate cornicing, centre rose and a decorative fireplace making it the ideal place to relax with friends and family. A kitchen/diner perfect for hosting fitted with a range of floor and wall mounted units, induction hob and electric oven, large pantry cupboard offering plenty of useful storage space and white goods which are included in the sale. There is a large double bedroom to the rear of the building keeping it nice and quiet and a large box room which would be the ideal home office or guest room. Bathroom fitted with a three-piece suite and an electric shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency and a well kept communal garden to the rear of the property. Residents permit parking is also available.

Polwarth Crescent is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Boroughmuir High School, Bruntsfield primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

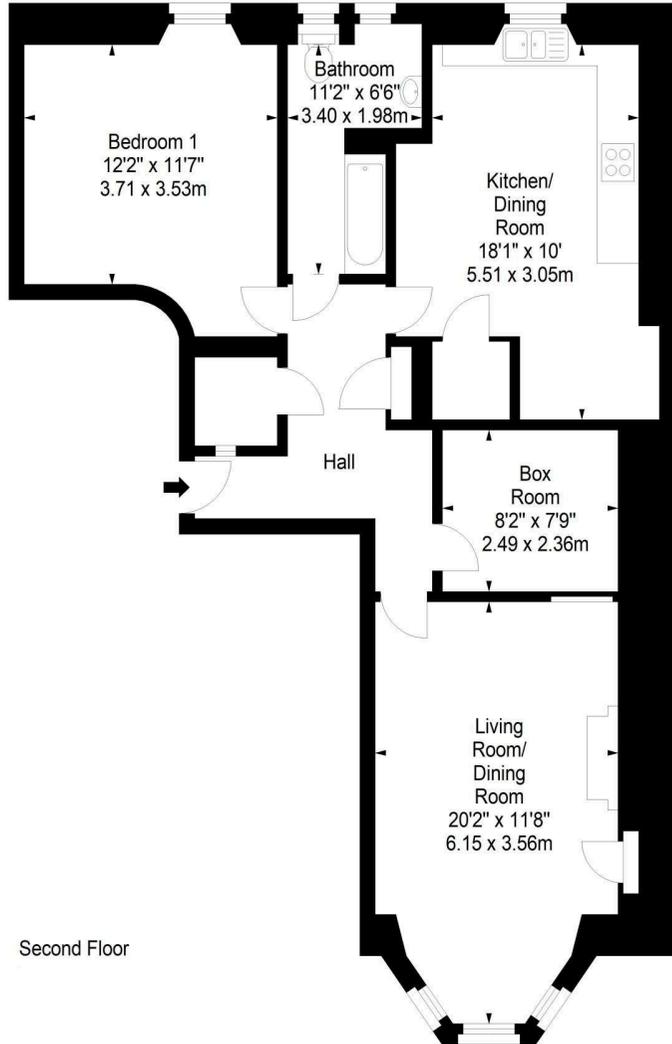




Polwarth Crescent, EH1 11HP



Approx. Gross Internal Area
859 Sq Ft - 79.80 Sq M
For identification only. Not to scale.
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