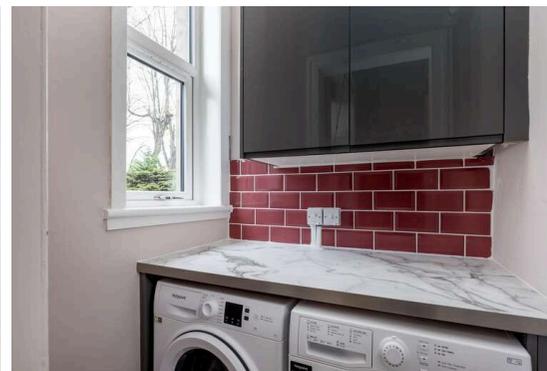


**9 Polwarth Place  
Edinburgh EH11 1LG**

**Offers Over £300,000**

- Mains door flat
- Bay window lounge featuring ornate cornice, centre rose and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, induction hob and electric oven and a large pantry cupboard
- Double bed with wardrobes included
- Box room
- Utility room
- Bathroom with three-piece bathroom with mains shower over bath
- Gas central heating and double glazing
- Communal garden
- Residents on-street parking



## Maindoor Flat

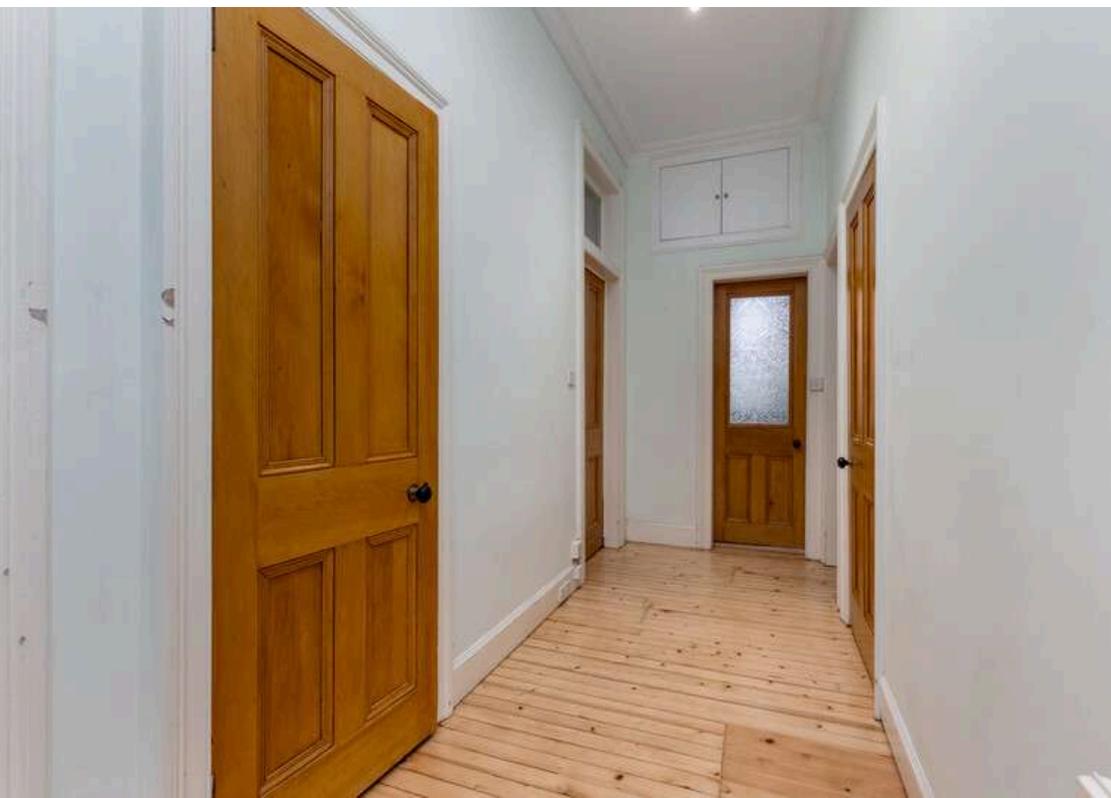
Blair Cadell are delighted to bring to market this superb maindoor flat in the heart of Polwarth. In turn key condition with superb links to the city centre the property would be ideal for a range of different buyers and must be viewed.

The accomodation comprises of a welcoming entrance vestibule featuring original tiles leading through to a bright spacious hallway with two useful storage cupboards. A large bay window lounge with lovely original cornicing and centre rose along with a decorative fireplace making it the perfect place to relax with friends and family. Kitchen/diner that offers direct access to the communal garden at the rear featuring a range of stylish floor and wall mounted units, induction hob and electric oven, and a useful utility room and white goods which are including the sale with no warranties given. There is a double bedroom with large wardrobes offering plenty of useful storage space that are included in the sale, a box room that would be the perfect home office or nursery. Bathroom fitted with a three piece suite and mains shower over the bath. Gas central heating and double glazing throughout for maximum efficiency. Well kept communal gardens to the rear of the property and residents on-street parking.

Polwarth Place 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**

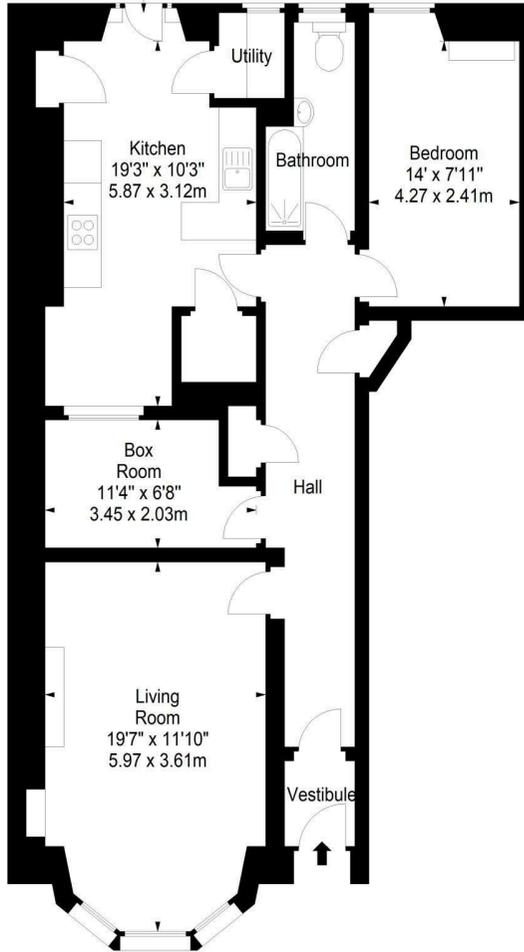




Polwarth Place,  
Edinburgh,  
Midlothian, EH11 1LG



Approx. Gross Internal Area  
891 Sq Ft - 82.77 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Ground Floor



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