



76/6 Polwarth Gardens, Edinburgh, EH11 1LJ

www.mcdougallmcqueen.co.uk



Welcome to Polwarth Gardens, this well-proportioned three bedroom top floor flat offers bright and spacious accommodation retaining many period features. The property forms part of a traditional tenement block with a communal garden to the rear and secure entry system. Ideally located in the popular Polwarth area of Edinburgh close to many local amenities and swift transport links with the bustling area of Bruntsfield and Morningside being a short walk away. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway with useful storage.
- Front facing bright and spacious living room with beautiful views. Fireplace with open fire, open shelved press. Door accesses the box room.
- Impressive dining kitchen with a range of wall and base units along with integrated appliances, pantry cupboard.
- Generous sized box room.
- Rear facing double bedroom with original fireplace.
- Front facing double bedroom with twin windows and

Edinburgh press.

- Double bedroom front facing with original fireplace.
- Stylish bathroom comprising WC, wash hand basin, walk in shower and ladder radiator.
- Gas central heating (boiler installed 2023).
- Double glazing throughout.
- Communal garden to the rear.
- Permit and metered parking.



Location

Polwarth is a prosperous area, which lies to the south of the city centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are within easy reach. There is an abundance of bars, restaurants and cinemas, all within walking distance or only a short drive away. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst Edinburgh and Napier Universities are within easy reach. The city by-pass and main motorway networks are easily accessible.

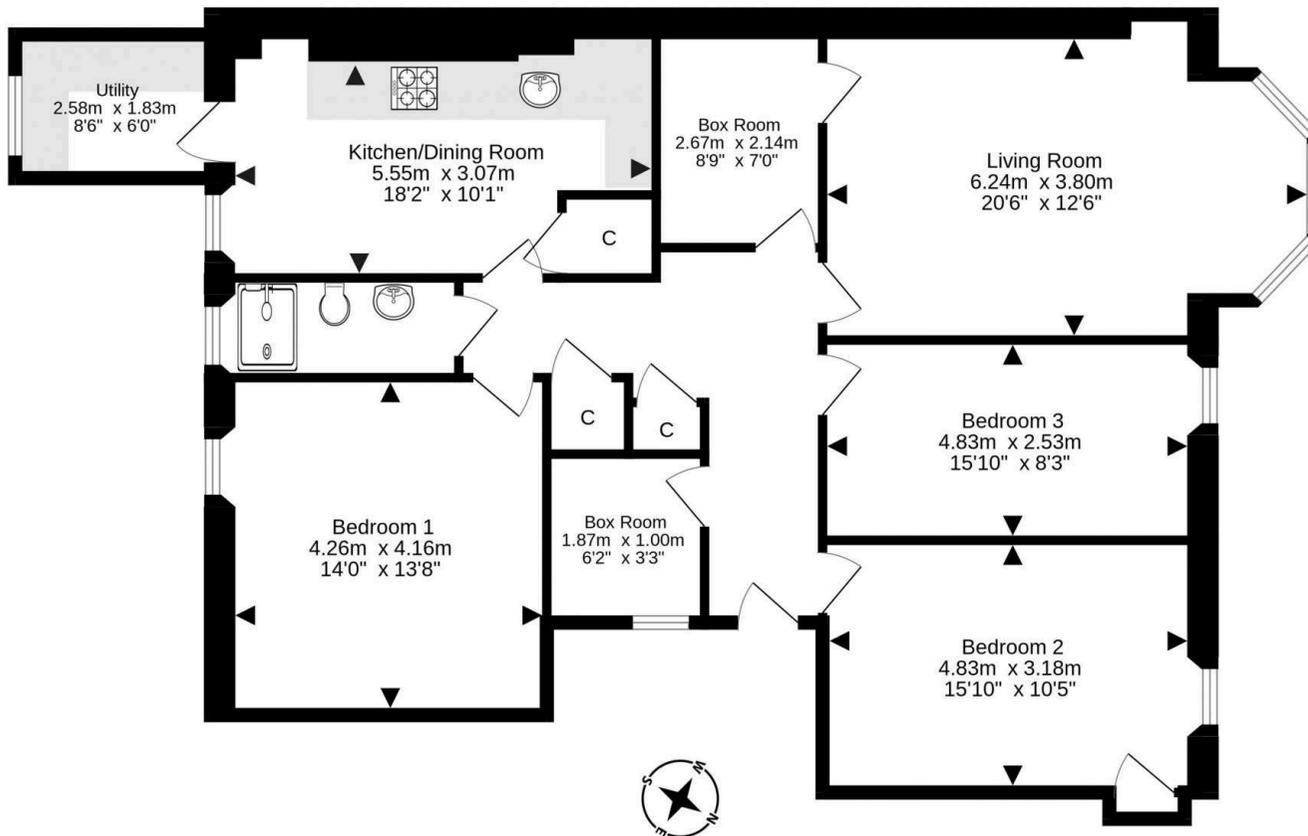
Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

