



27(PF2) Harden Place, Edinburgh, EH11 1JD

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Fabulous first time buy or investment opportunity, this wonderful ground floor flat offers bright and spacious accommodation retaining many period features. The property forms part of a traditional tenement building boasting a corner aspect, ideally located in the popular Polwarth area of Edinburgh close to many local amenities whilst being close to the bustling and vibrant areas of Morningside and Bruntsfield, as well as Edinburgh city centre. Presented to the market in move-in condition, we would recommend an early viewing

- Reception hallway.
- Living room with a bay window and corniced ceiling.
- Dining kitchen fully fitted with a range of wall and base units along with integrated appliances.
- Double bedroom.
- Bathroom comprising WC, wash hand basin and electric shower over bath.
- Shared garden to the rear.
- Gas central heating.
- Secure entry system.



Location

Polwarth is a sought-after residential location to the south-west of Edinburgh's city centre. Lying within walking distance of cosmopolitan Bruntsfield, the property offers easy access to independent retailers, fashionable bars such as Black Ivy and Montpellier's, popular restaurants like Chop House and cafes including Café Grande. Everyday shopping is available at Scotmid, two minutes' walk away as well as at Dalry, Tollcross and Morningside which has a Waitrose and Marks and Spencer Food Hall. Fantastic recreational opportunities include nearby Bruntsfield Links, Harrison Park and the Meadows, as well as walks and cycles along the Union Canal. Fountain Park offers a multi-screen cinema, gym and restaurants. It is ideally situated for Edinburgh Napier University and well-regarded schooling includes Bruntsfield Primary School and Boroughmuir High School. It is well-placed for private school options including Merchiston Castle School and George Watsons College. Haymarket Railway Station and the Edinburgh Airport Tram Link are easily reached by car or on foot. Regular bus services from Polwarth Park take you into the city centre.

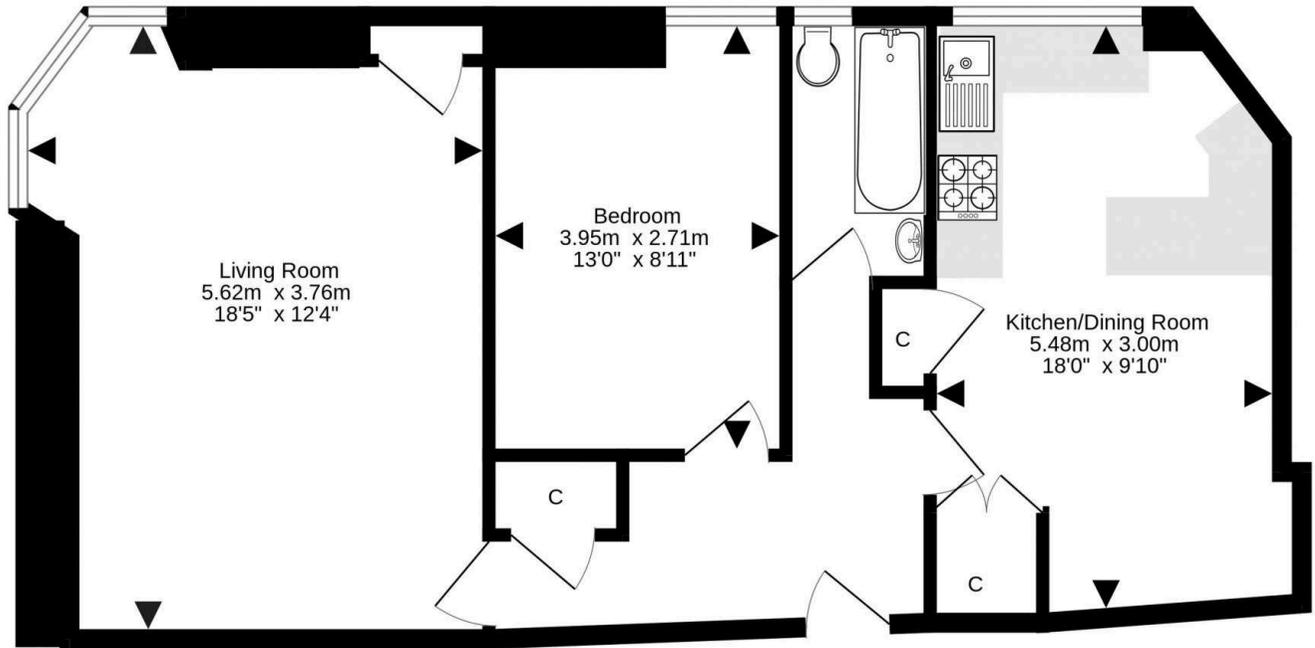
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Please note the washing machine and fridge/freezer are not included in the sale.

Price & Viewing

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

EPC Band - D



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.
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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.

