



Offers Over
£160,000

1 (2F1) Yeaman Place

Polwarth | Edinburgh | EH11 1BR

A bright, second floor flat situated in the popular residential area of Polwarth to the south west of the City Centre. Freshly decorated and close to good local amenities and commuting links, and with Fountain Park entertainment complex on the doorstep, this property would make an ideal purchase for a first time buyer or professional couple.

-  1 open plan lounge/kitchen
-  1 bedroom
-  1 en-suite bathroom plus separate WC
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - B



Description

The well proportioned accommodation briefly comprises entrance hallway with entryphone system and cupboard housing meters and shelving, bright lounge with shelved recess and cupboard, open plan to a kitchen, double bedroom with a good range of storage cupboards, fully tiled en-suite bathroom with shower over bath and separate WC.

The property further benefits from gas central heating and sash and case windows.

This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, undercounter fridge with freezer compartment and washing machine.

Gardens and Parking

There is access to a communal garden and on street permit/meter parking.

Viewing

By appointment through Neilsons (0131 625 2222).





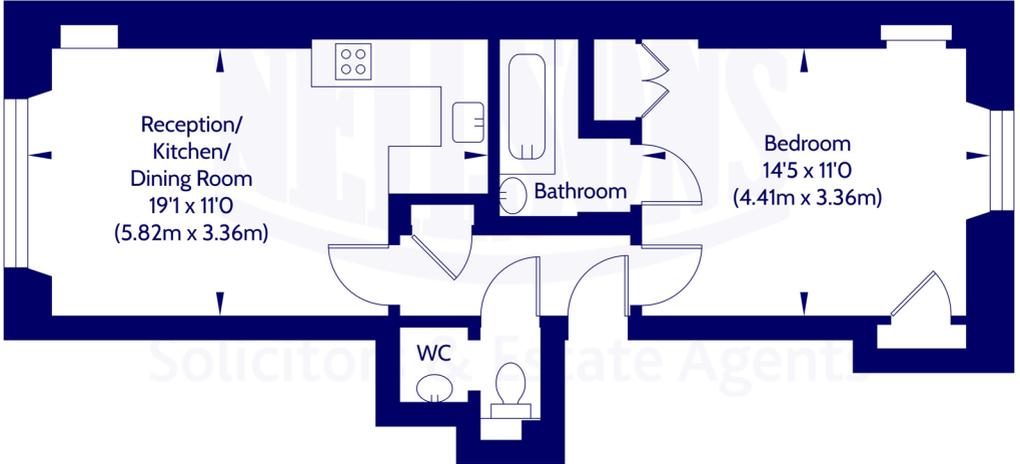
Location

Yeaman Place forms part of the reputable residential district of Polwarth, lying to the south west of Edinburgh's City Centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised shops and services including a Marks & Spencer food hall and Waitrose. Frequent bus services pass by, linking the City Centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include the Fountain Park complex, with a multiscreen cinema, Nuffield Health gym and bowling alley. The property is also close to Harrison Park, Bruntsfield Links and the Water of Leith Walkway and the area is ideal for those connected with Napier and Edinburgh Universities.



Approx. Gross Internal Floor Area 43.82 Sq M / 472 Sq Ft.

Second Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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