



24B/3

Polwarth Terrace

Edinburgh

EH11 1NA







Connell & Connell are delighted to present to the market this spacious, well-presented apartment offers light filled accommodation which is freshly presented and offered to the market in true move in condition.

The accommodation comprises:

- Spacious entrance hall providing access to all accommodation. Secure video entry phone system.
- Living room with bay window, feature fireplace and neutral décor. Ample space for dining.
- High specification kitchen fitted with a range of modern base and wall mounted units with glass splash back. Integrated fridge freezer, oven, microwave, gas hob and extractor.
- Three generously proportioned double bedrooms. Main with en-suite shower room.
- Shower room which comprises of shower enclosure with mains valve rainwater shower, vanity sink and toilet. Shaver point.
- Gas Central Heating & Double Glazing.
- Excellent storage throughout.
- Secure underground car parking space.
- Lift Access.
- Well maintained communal gardens.



Viewing by appointment on 0131 524 3800

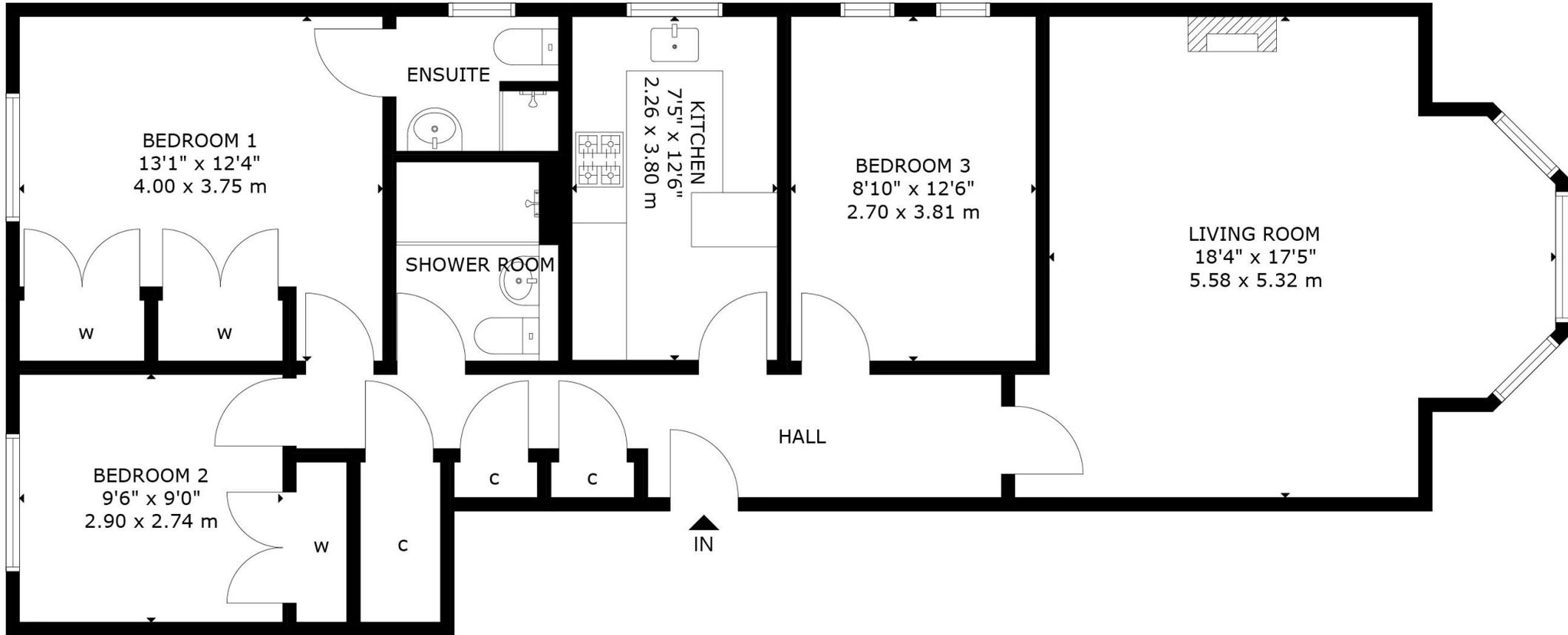
“Rarely available executive
first floor apartment
located on a quiet
residential street in the
heart of Polwarth ”











FIRST FLOOR

24B/3 POLWARTH TERRACE, EDINBURGH, EH11 1NA
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 996 SQ FT / 93 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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Polwarth is a popular and convenient residential area of the capital which lies approximately three miles south west of the city centre. Ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical places. Whilst, the surrounding area plays host to a selection of convenience stores and popular eateries, all within a few minutes on foot, Princes Street and the city centre are readily accessible via many and frequent bus services or simply via a pleasant stroll along the Union canal walkway/cycle path. Nursery through to senior schooling is available within a few minutes on foot e.g. Bruntsfield primary and Boroughmuir High, both of which have an excellent academic reputation. Edinburgh University, Edinburgh Art School and Napier Universities are all within easy reach, as are the added amenities of both Bruntsfield and Morningside. The Fountain Park Leisure Complex with its Cinema, Health Club, Casino and restaurants is within a few minutes on foot, as are the wonderful green spaces of Bruntsfield Links and the Meadows.

Extras: All window coverings, fitted flooring and integrated appliances are included in the sale.

- EPC Band- C
- Council Tax Band- G
- Factor- Charles White





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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

