

24/4 Polwarth Crescent

POLWARTH, EDINBURGH, EH11 1HN



*SPACIOUS THREE-BEDROOM
SECOND-FLOOR FLAT*



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McEwan Fraser is delighted to present this spacious three-bedroom second-floor flat to the market. The property would make an ideal city centre residence or profitable Buy-To-Let opportunity and is well located within the highly desirable Polwarth area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good order. An entrance hallway with integrated storage gives access to all apartments, and the accommodation is centred around a bright and spacious lounge. The lounge benefits from a bay window, original cornice, laminate flooring, and an imposing fireplace that creates a natural focal point. The floor space on offer gives plenty of options for different furniture configurations allowing an incoming purchaser to create their ideal entertaining space.







Behind the lounge, you will find a kitchen with a good range of base and wall-mounted units which give ample prep and storage space. Gas hob, cooker hood, electric oven, fridge freezer, washing machine, and dishwasher are all integrated.



There are two ample double bedrooms which both boast a range of period features and plenty of space for a full suite of bedroom furniture. The third bedroom is a generous single that could double as a handy home office, and all three bedrooms come with integrated storage or fitted wardrobes. All the bedrooms are to the rear, which makes them nice and quiet. The shower room is in excellent condition with a mains shower, white suite, and partial tiling.





Bedroom 2



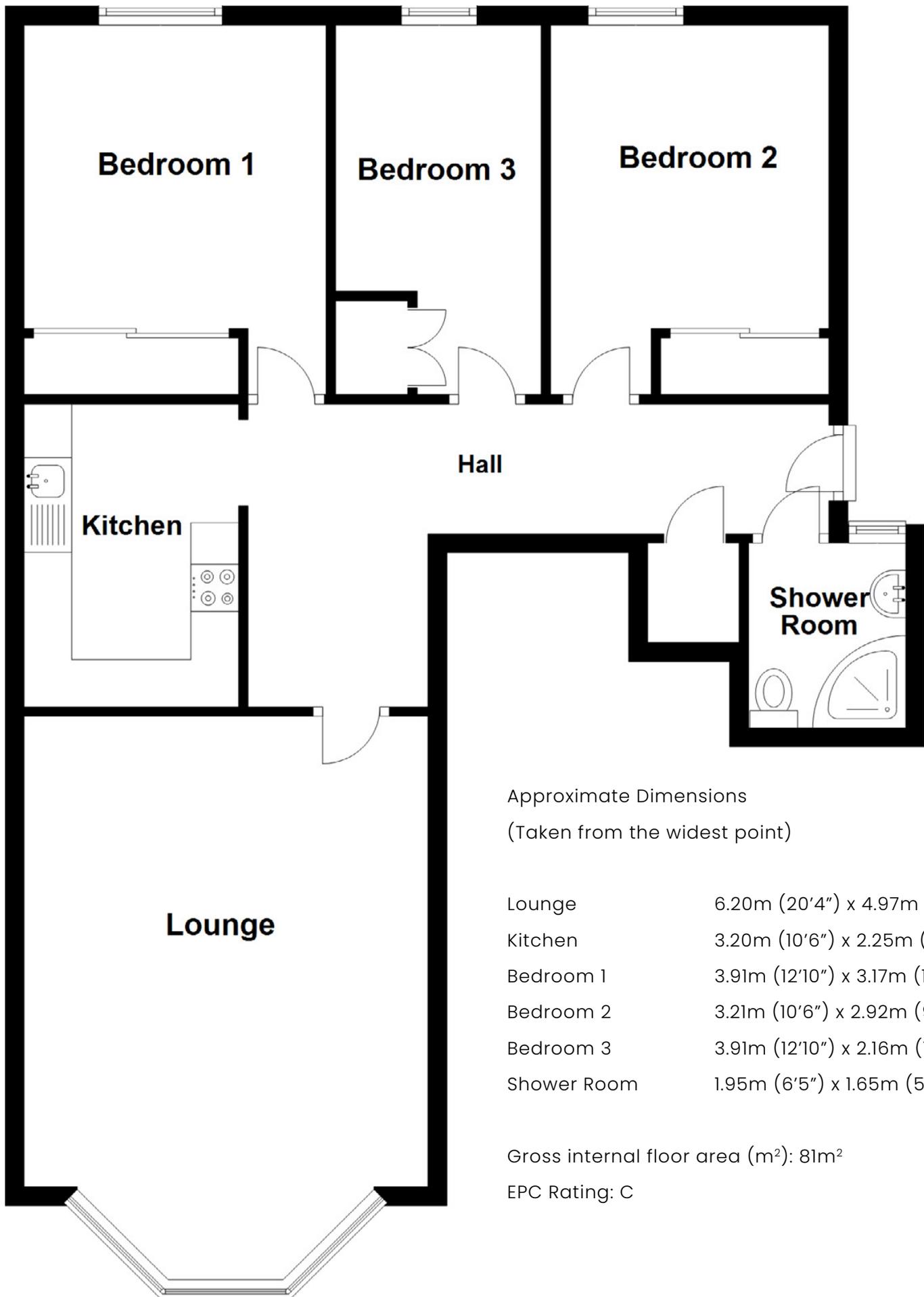


Bedroom 3

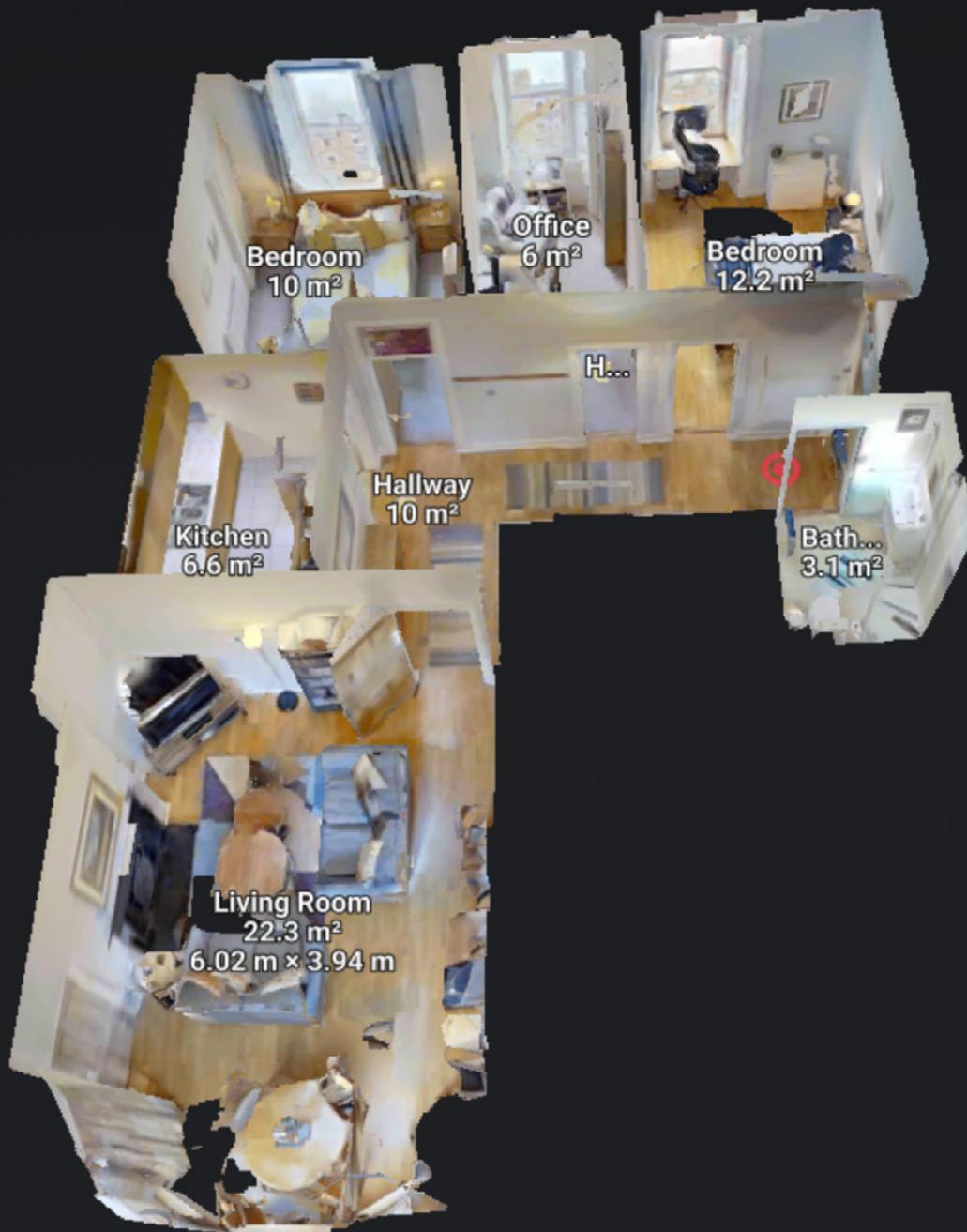








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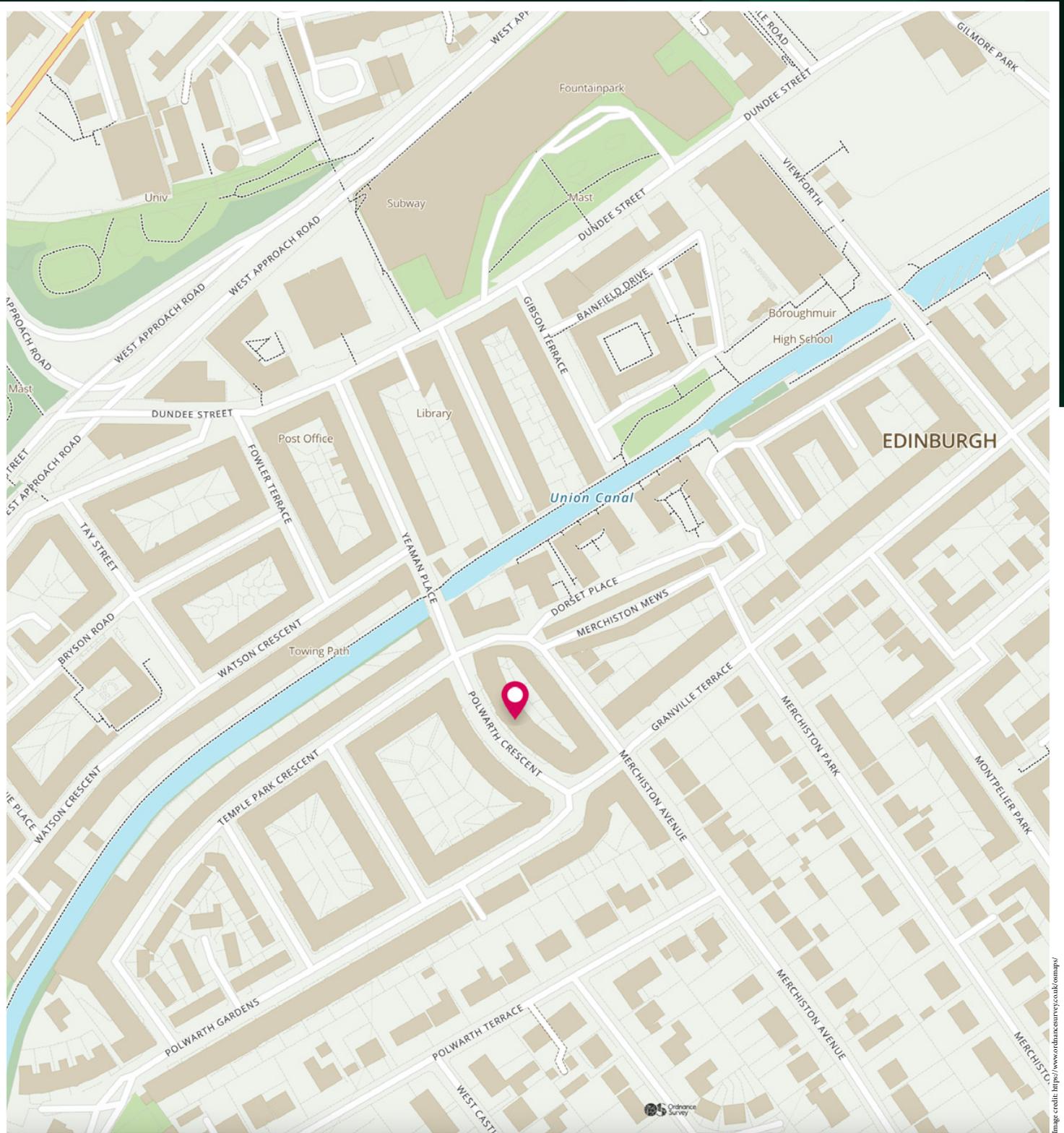
This property also benefits from a secure door entry system, high ceilings, gas central heating, a communal rear garden, and on-street permit parking, with resident permits available at a small annual fee.





Polwarth Crescent 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, including the popular Boroughmuir High School, Bruntsfield Primary, and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24-hour 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, a cinema, and a Nuffield Health Centre as well.

The Location



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