



99

**99/4 POLWARTH TERRACE
POLWARTH
EDINBURGH
EH11 1NW**

This bright first floor flat, which now requires some upgrading, forms part of a popular modern development situated within Edinburgh's highly desirable Polwarth district.

Secure entry, reception hallway, lounge, kitchen, double bedroom and bathroom.

Off peak electric heating and double glazing. Residents parking and shared garden grounds.



GENERAL DESCRIPTION

This bright first floor flat, which now requires some upgrading, forms part of a popular modern development situated within Edinburgh's highly desirable Polwarth district. The property has an internal layout comprising - a secure shared entrance with stairs to all floors and rear parking area; reception hall, with cupboard off, providing access to most rooms; bright lounge with door to the kitchen and featuring two front facing windows; kitchen with rear facing window; double bedroom with front facing window and featuring a built-in wardrobe with mirrored doors; bathroom displaying a three piece suite with shower over the bath. The property's specification includes off peak electric heating and is fully double glazed. The property is set within shared garden grounds that incorporate residents and visitors parking areas.

SITUATION

Polwarth is situated to the west of the City Centre and has an excellent range of shops, restaurants and entertainment options, all within easy reach, both small local shops and a variety of supermarkets. These include the Fountain Park complex with a multi-screen cinema, bowling alley, restaurants, bars and a health club; the City Centre, with its excellent range of amenities, is within walking distance, as is Edinburgh Quay, the Union Canal walkway and cycle path, Harrison Park, Bruntsfield Links and The Meadows. There is easy access to a number of university buildings throughout the City and the area is well served by frequent bus services and Haymarket Train Station is also close by providing excellent links throughout Scotland; the new tram network is also easily accessible. For drivers the A70, A71 and A8 provide access to the north and west of the City linking to the main motorway networks and Edinburgh Airport, while the Western Approach Road provides access to the south and east, linking to the City bypass.



ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE	16'1" x 8'11"	4.90m x 2.73m
KITCHEN	7'10" x 6'3"	2.40m x 1.91m
BEDROOM	12'8" x 8'7"	3.87m x 2.61m
BATHROOM	6'1" x 6'0"	1.87m x 1.83m

ENTRY

By Arrangement.

PRICE & VIEWING

For asking price and viewing arrangements please telephone Russel + Aitken on 0131 202 0600 or www.espc.com

ENERGY EFFICIENCY RATING: C

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

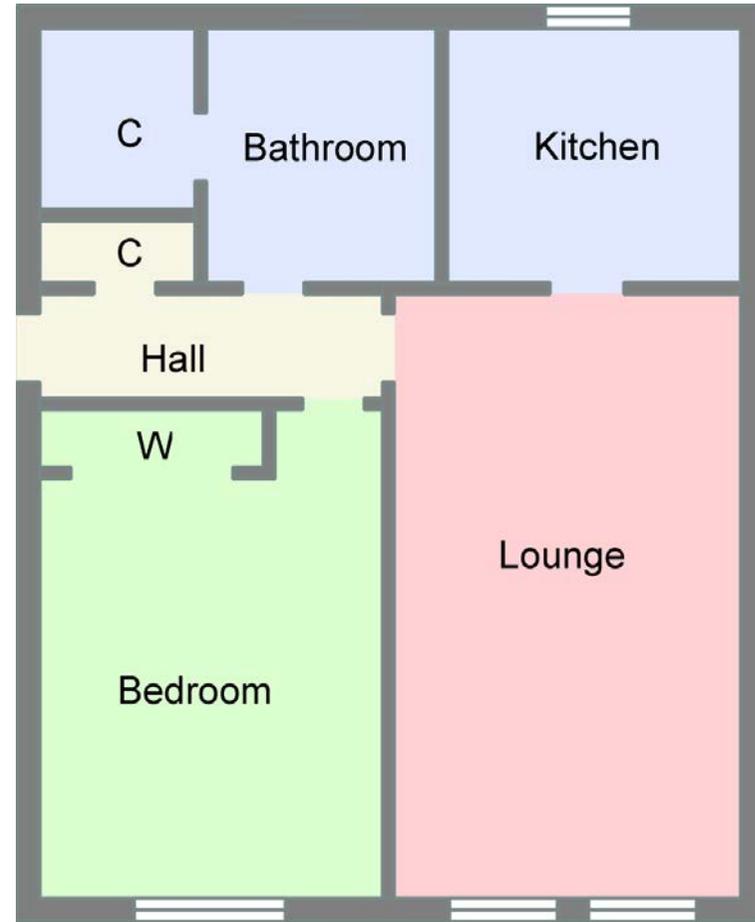




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Schematic Diagram only - Not to scale