



POLWARTH
11/11 TAY STREET
FIXED PRICE £122,500

VIEWING: BY APPOINTMENT THROUGH SOLICITORS ON 0131 557 3188 OR OWNER ON 07588 466241

The property offered for sale is a lovely two-bedroom third floor flat located in one of the City's most popular residential areas. The flat is located in an ideal position to take advantage of all amenities including shopping, with a Co-operative supermarket and small specialist shopping providing for everyday requirements located nearby. There are excellent recreational and sporting facilities close to hand including Harrison Park and the Fountainpark Leisure complex containing bars, bistros and restaurants, along with a cinema complex and the Virgin Active Fitness Club. For the commuter, there are frequent public transport services from the main road giving easy access to most parts of the City.

The well-maintained accommodation comprises: a communal entrance stairway with security entryphone to side, a welcoming hallway, spacious lounge with window to front, open-plan fitted kitchen, two good-sized bedrooms, and family bathroom. The property further benefits from double glazing, white meter heating, permit parking, and a communal rear garden. The extras offered with the sale include all curtains and blinds, the free-standing electric cooker with double oven and grill, fridge, freezer, washing machine and microwave in the kitchen, and the bathroom accessories. Some of the furniture in the property may be made available to the successful purchaser by separate negotiation.

ACCOMMODATION

ENTRANCE STAIRWAY

The communal stairway is entered through a timber door and a half-glazed inner door, with a further bolted door giving access to the rear gardens. Security entryphone system to side.

HALL

The bright, welcoming hallway gives access to all apartments. High-level, boxed-in electricity meter and fusebox. Smoke alarm. Entryphone handset. Storage heater. Natural wooden flooring.

LOUNGE

The lounge is front facing and focuses on an attractive fireplace comprising a timber mantel with marble-effect inset and tiled hearth housing an electric fire. Shelved alcove. There is plenty of room for seating furniture and storage is provided through a shelved alcove. Telephone point. Plain coving. Natural wooden flooring.

KITCHEN

The kitchen is fitted with plenty of wall and base units incorporating a stainless steel single drainer sink with complementary tiling to the splashback areas, and co-ordinating worktops providing enough food preparation areas. The useful wall shelving provides further storage and there is a large larder cupboard which houses the fridge, freezer and microwave with good floor storage space also available. The free-standing electric cooker with double oven and grill, fridge,



freezer, washing machine and microwave are to be included in the sale. Extractor fan. Ceramic tiled flooring.

BEDROOM 1

This generously-proportioned double bedroom is located to the front of the property and benefits from a good-sized walk-in wardrobe housing shelving and hanging rails. A separate cupboard houses the hot water tank, shelving and further floor storage space. Ornate cornice and ceiling rose. Telephone point. Wall heater. Laminate wooden flooring.

BEDROOM 2

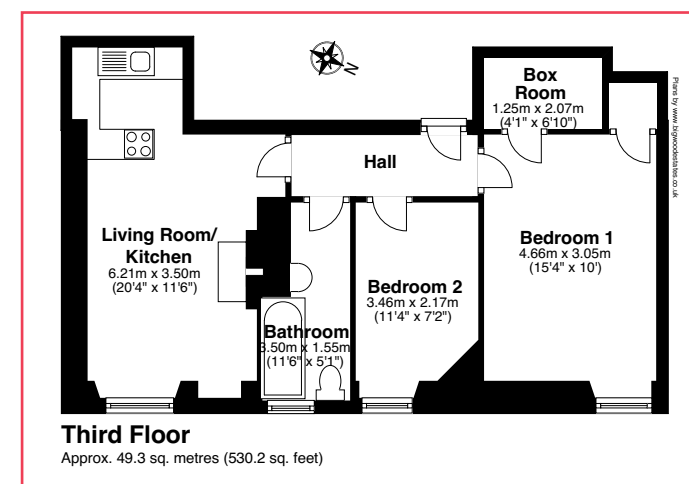
Also located to the front of the property, this second good-sized single bedroom would be ideal as a guest bedroom or home office/study and contains plenty of room for a bed and other free-standing furniture. Plain cornice. Wall heater. Natural wooden flooring.

BATHROOM

The bathroom is fitted with a white three-piece suite comprising a bath with overbath Gainsborough shower, with a washhand basin and w.c. to side. Complementary tiling has been applied to all the splashback areas and to dado height. Opaque window to front. Wall fan heater. Working pulley. Ceramic tiled flooring.

GARDEN

There is a communal garden to the rear of the property.



While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



PROPERTY DEPARTMENT

1 INVERLEITH TERRACE, EDINBURGH EH3 5NS
TEL: 0131-557 3188 FAX: 0131-557 6561