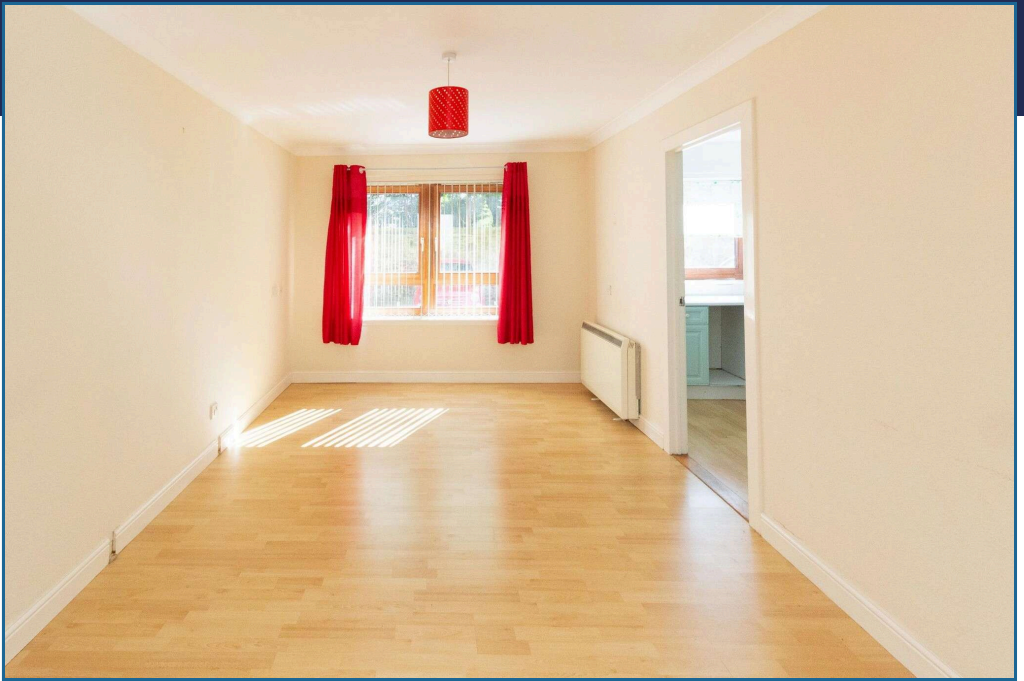




Flat 2, 42 Polwarth Gardens, Polwarth, Edinburgh EH11 1LN

**Generous Two Bedroomed Retirement Flat In Sought After District
Convenient To Local Amenities And Transport Links**

**• Hall • Lounge 2 Double Bedrooms • Storeroom • Fitted
Kitchen Showerroom • Electric heating Double glazing • Excellent
storage • Entryphone • Communal gardens • Residents' parking •**



Description

This generously proportioned two-bedroom ground floor retirement flat forms part of a factored building pleasantly situated within the sought-after district of Polwarth, close to a fantastic selection of amenities and transport links.

While some upgrading and decoration would now be beneficial, the spacious interior offers well laid out accommodation comprising: welcoming entrance hall, generous lounge, two double bedrooms, storeroom, fitted kitchen and shower room. Comfort is assured by means of electric heating complemented by double glazing and the property also benefits from excellent storage. An entryphone system provides security to the mutual stairway and there is a communal laundry (washing machine permitted in flat), communal garden at the rear of the building as well as residents' parking. Purchasers must be 60+, live independently and attend an informal meeting at the time of offering.

Location

Polwarth is a popular residential area lying south-west of the city centre convenient to a range of excellent local amenities including a broad selection of shops, theatres, cinemas, bars, bistros and restaurants. A variety of recreational facilities within close proximity include the open playing fields at Harrison Park, walkway along the

Union Canal as well as the attractive Bruntsfield Links and the extensive Meadows nearby. A regular public transport service operates to many parts of the city, and the city by-pass is also easily accessible.

Factors

A current monthly fee of approx £ is payable to Charles White for building/garden maintenance and buildings insurance.

Price And Viewing

For price and viewing information or further details on this property please contact agents 0131 220 7122

EPC Rating

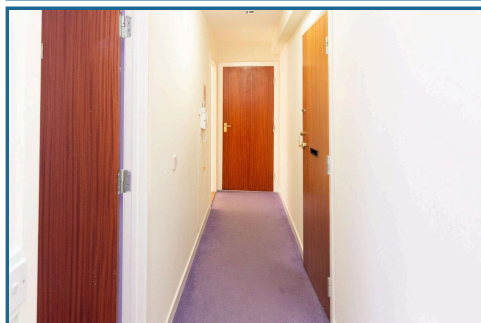
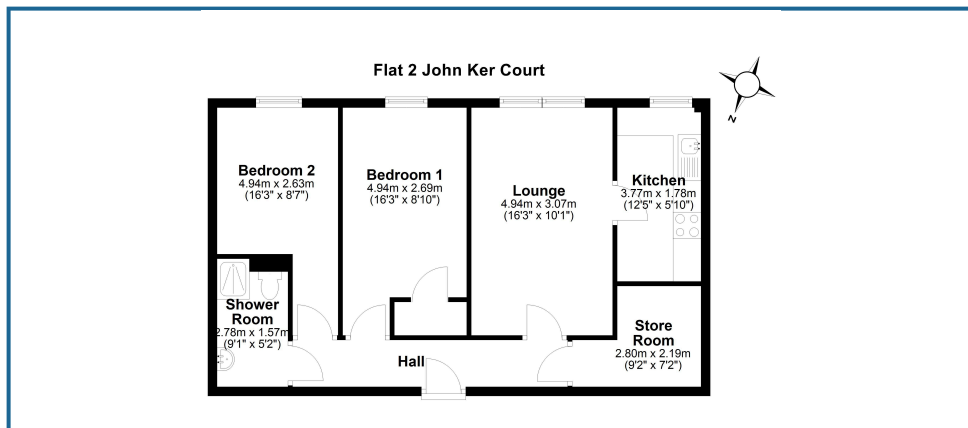
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Council Tax Band

Estimated D

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.





Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a laser measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. All layout plans are schematic diagrams for reference only and not to scale. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

espc

tc young

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