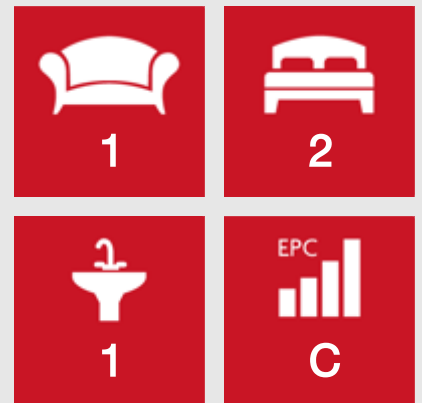




Thorntons 
The right way to move

19/8, Polwarth Crescent,
Edinburgh EH11 1HR





Summary

This beautifully presented third floor flat is situated within the popular Polwarth area of Edinburgh, conveniently placed for local amenities, green spaces and transport links. The practical two-bedroom layout offers comfortable accommodation and will appeal to a range of buyers seeking a well-located city home. The accommodation comprises hallway, a generous open-plan living/kitchen/dining room, two well-proportioned bedrooms, stylish bathroom and useful separate storage. The open-plan living space forms the heart of the property, providing a flexible setting for everyday living, dining and entertaining. Additional benefits include gas central heating, sash and case double glazing, and a communal garden to the rear.

Features

- Beautifully presented third floor flat within popular Polwarth area
- Excellent local amenities close by
- Nearby access to the Union Canal and green spaces
- Conveniently positioned for Edinburgh city centre
- Generous open-plan living/kitchen/dining room
- Two well-proportioned bedrooms
- Stylish Bathroom
- Useful separate storage
- Sash and case double glazing
- Gas central heating. communal rear garden

Room Measurements

Living / Kitchen / Dining Room: 18'1" x 12'11" (5.52m x 3.93m)

Bedroom 1: 14'7" x 10'4" (4.45m x 3.15m)

Bedroom 2: 14'7" x 8'3" (4.44m x 2.51m)

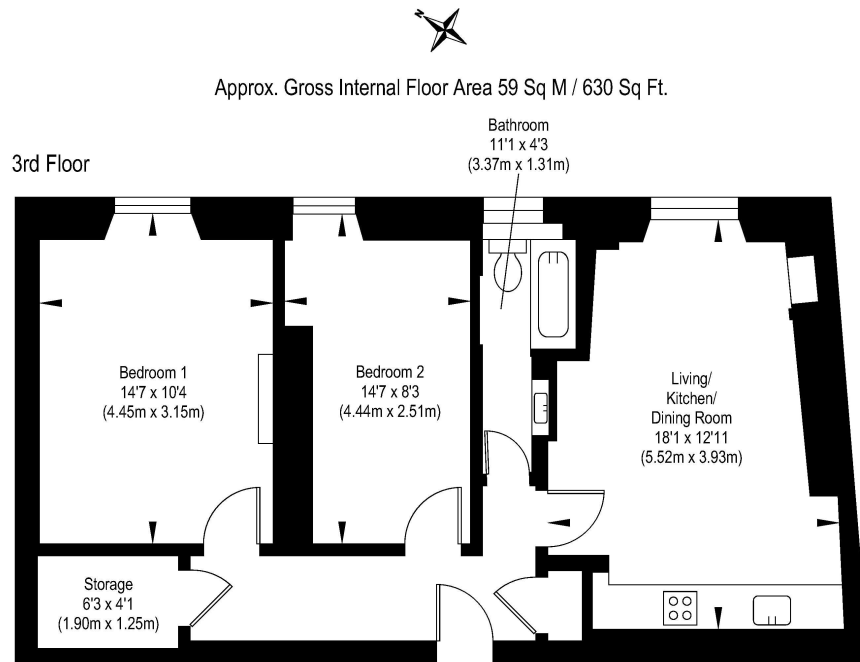
Bathroom: 11'1" x 4'3" (3.37m x 1.31m)

Storage: 6'3" x 4'1" (1.90m x 1.25m)

Approx. Gross Internal Floor Area: 59 Sq M / 630 Sq Ft



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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