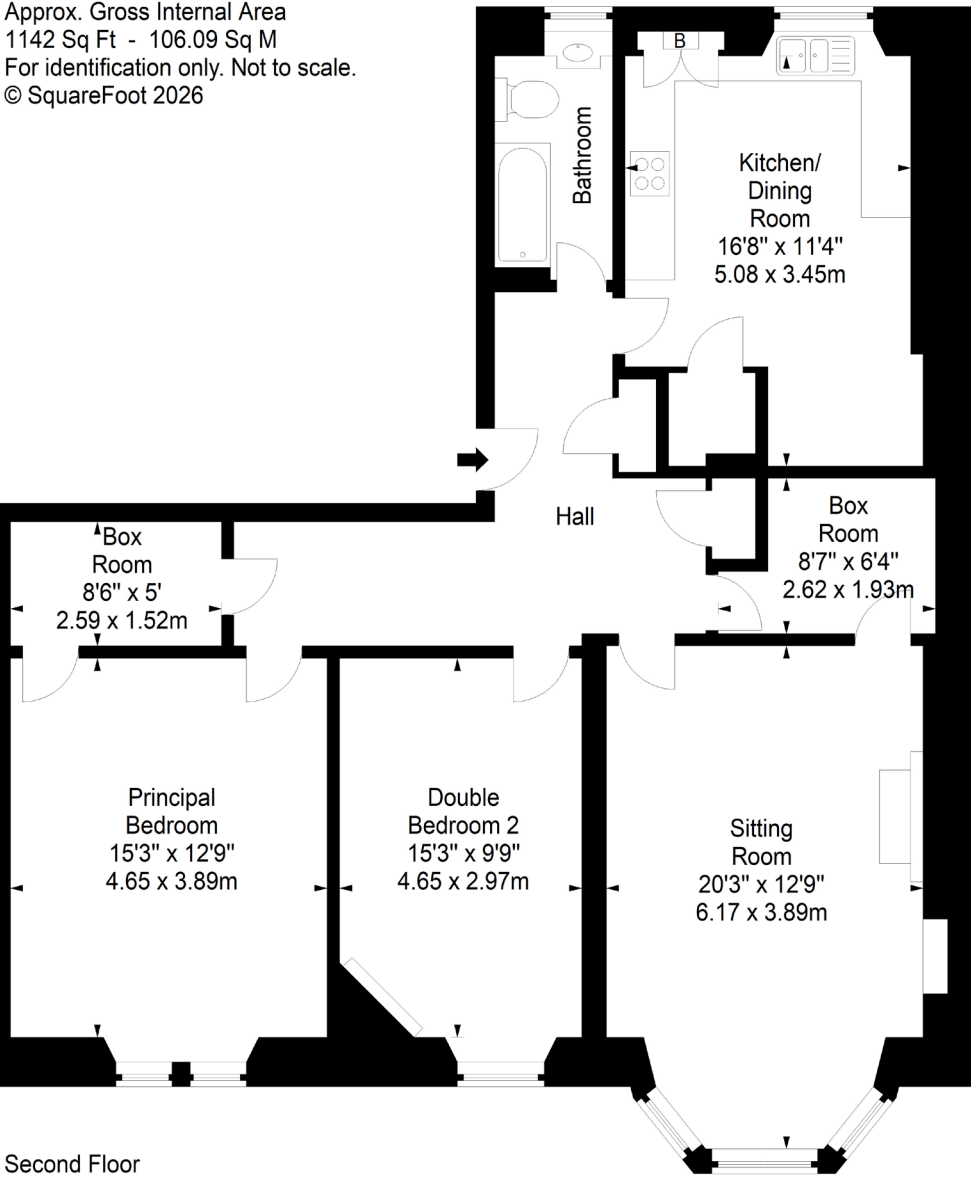


Polwarth Gardens,
Edinburgh, EH11 1JT



Approx. Gross Internal Area
1142 Sq Ft - 106.09 Sq M
For identification only. Not to scale.
© SquareFoot 2026



ENERGY PERFORMANCE
CERTIFICATE RATING C

GILLESPIE MACANDREW



29/3 Polwarth Gardens, Edinburgh, EH11 1JT
T: 0131 447 4747

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](https://www.gillespiemacandrew.co.uk/properties)

29/3 Polwarth Gardens
Polwarth, Edinburgh, EH11 1JT

CALL US ON 0131 447 4747

29/3 Polwarth Gardens, Polwarth,Edinburgh, EH11 1JT

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance with controlled entry system.
- Welcoming reception hallway offering useful storage.
- Spacious bay-windowed living room featuring a fireplace and excellent natural light.
- Box room accessed from both the living room and hallway, ideal as a home office or study.
- Well-appointed dining kitchen complete with appliances.
- Larder storage cupboard.
- Two well-proportioned double bedrooms.
- Further box room accessed from both Bedroom 1 and the hallway, providing flexible accommodation.
- Contemporary fitted bathroom with shower.
- Gas central heating and double glazing throughout.
- Retains many attractive original period features.
- Well-maintained communal garden to the rear.
- Resident permit and metered parking available



GENERAL DESCRIPTION

A spacious second-floor flat forming part of a traditional tenement building in the vibrant Polwarth district of the city. Perfectly positioned for access to a wide range of local amenities and within walking distance of Edinburgh city centre, the property is likely to appeal to a wide range of buyers. The generously proportioned accommodation comprises

COUNCIL TAX BAND - D.
TRAIN STATION - APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION
AIRPORT - APPROXIMATELY 7 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES

LOCATION

Polwarth Gardens is situated in the popular residential area of Polwarth, lying southwest of the City Centre. Local shops cater for everyday needs with a large choice of supermarkets all within proximity. For recreational activities, Harrison Park and the Union Canal are very nearby, with the green open spaces of the Bruntsfield Links & the Meadows, as well as Merchiston Tennis Club, Craiglockhart Sports Centre and Craiglockhart Hill. Fountain Park Leisure complex with a Health Club, bowling alley, multiplex cinema, bars, and restaurants is within walking distance. Merchiston, Tollcross, Bruntsfield and Morningside are within approximately 1 mile of the property and offer a variety of specialist shops, restaurants, and bars. Catchment schools in the area include Bruntsfield Primary, Boroughmuir High, St Cuthbert's RC Primary and St Augustine's RC High, with Edinburgh and Napier University campuses close by. Regular buses operate to and from the city centre and surrounding areas, and Haymarket Train Station & the City Bypass are easily accessible with links to the major motorway networks.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, WASHER/DRYER AND FRIDGE/FREEZER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE WARDROBES IN BOTH BEDROOMS WILL ALSO BE INCLUDED WHILE SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

