



RALPH SAYER
SOLICITORS & ESTATE AGENTS

51/3 Dundee Terrace
Polwarth, Edinburgh, EH11 1DP

51/3 Dundee Terrace

Enjoying a sought-after Polwarth address close to excellent amenities, green space and transport links, this well-presented first-floor flat offers bright modern interiors, two comfortable bedrooms and the added benefit of residents' parking. The generous living room is filled with natural light and enjoys a pleasant leafy outlook, while the separate contemporary kitchen is smartly fitted for everyday use. Both bedrooms are well proportioned, served by a bright bathroom, and the flat also benefits from useful storage, communal garden grounds, gas central heating and double glazing. The property is likely to appeal to first-time buyers, professionals, downsizers and investors alike.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale. No warranties or guarantees will be given for appliances.

Features

- Modern first-floor flat in Polwarth
- Bright, well-presented interiors throughout
- Entrance hall with useful storage
- Generous living room with leafy outlook
- Contemporary fitted kitchen
- Two comfortable bedrooms
- Bright bathroom with white suite
- Communal garden grounds
- Residents' parking with permit and guest permit
- Gas central heating and double glazing
- Factor: Trinity Factors, approx. £400 per annum



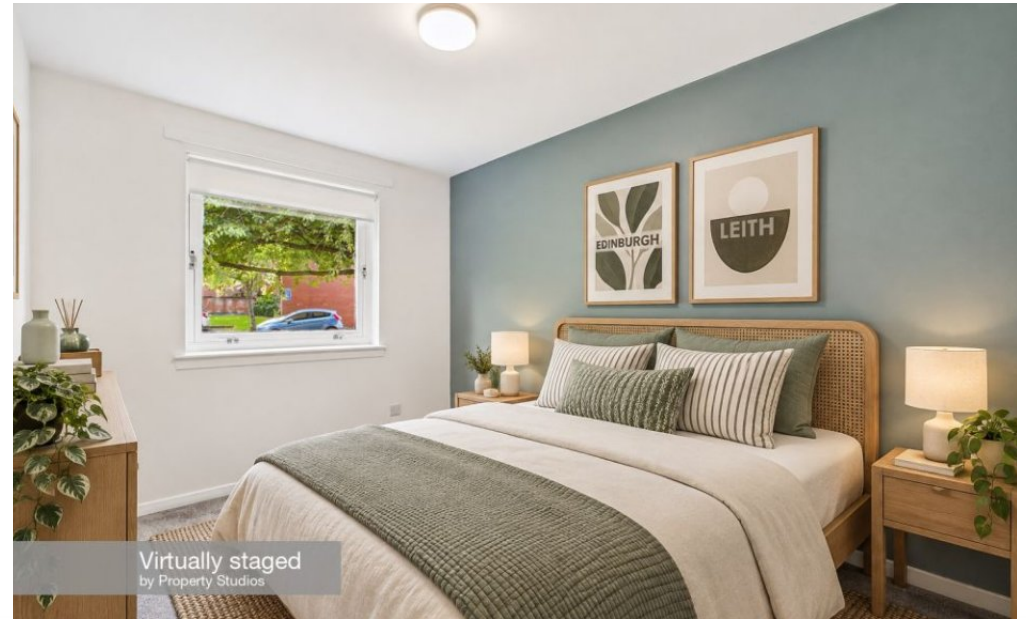




Bright modern interiors
and residents' parking







[Click here
for a virtual tour](#)



Polwarth

Polwarth is a popular residential neighbourhood just west of Edinburgh city centre, valued for its leafy feel and excellent everyday convenience.

Residents enjoy a good range of local shops, cafés and services, with the broader amenities of Bruntsfield, Fountainbridge and Dalry all close at hand.

For outdoor space, Harrison Park and the Union Canal offer pleasant walks and a welcome break from city life.

Schooling is available locally from primary through to secondary level, with further independent options found across the city.

The area is well connected too, with frequent bus services, easy cycle routes and straightforward access to Haymarket, the city centre and wider road links. Combining strong transport links, green space and a well-established community, Polwarth appeals to professionals, first-time buyers and downsizers alike.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

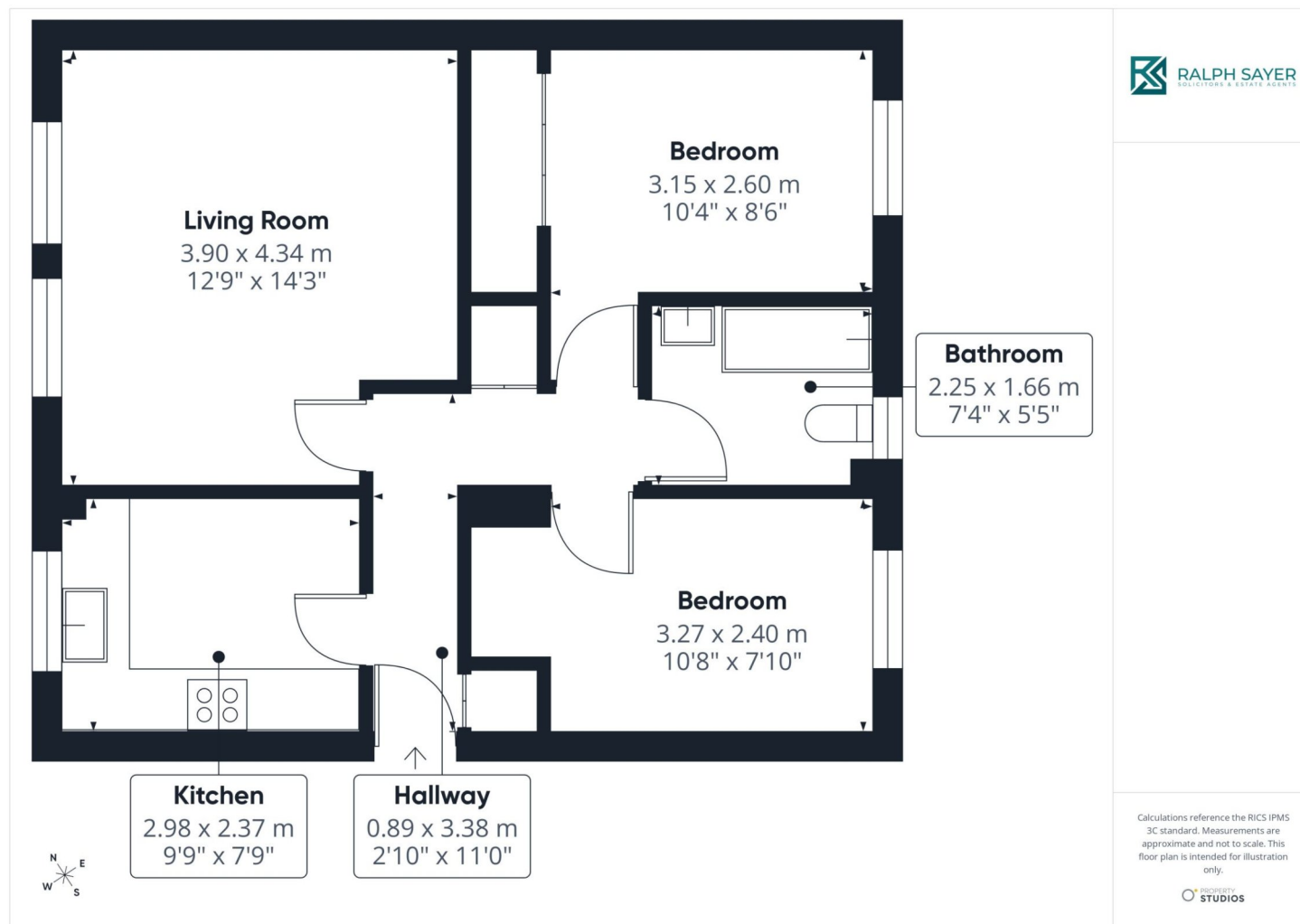


Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.

Floorplan



Council Tax Band:
C

EPC Band:
B

Home Report Value:
£230000