



85/1 Polwarth Gardens
Merchiston, EH11 1LQ

deans 
Solicitors & Estate Agents LLP



GROUND FLOOR & BASEMENT FLAT

- Sitting Room
- Dining Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Gas Central Heating & Double Glazing
- Communal Rear Garden
- On-Street Permit & Pay Meter Parking
- EPC Rating – C



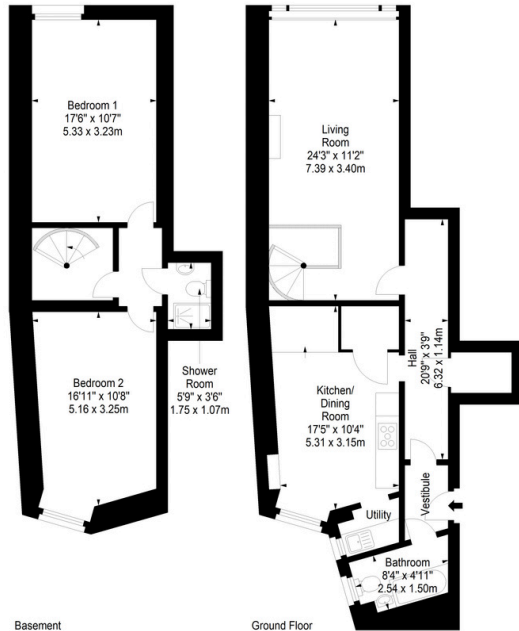
Forming part of a traditional tenement, this lovely and spacious ground and basement apartment is situated within the highly desirable location of Polwarth. Local day to day shopping requirements can be found on the doorstep with nearby Morningside and Bruntsfield providing further amenities including boutique shops, restaurants, cafes and bars. The City Centre is also easily accessible by way of a good public transport service. The accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone system, welcoming entrance hallway, generously proportioned sitting room with picture window, feature fireplace housing the living flame gas fire and ornate cornice work, modern well laid out dining kitchen with utility area and bathroom completes the ground floor. A spiral staircase with wrought iron balustrade from the sitting room provides access to the two double bedrooms and separate shower room. There is a lovely well maintained communal rear garden accessed via the common stairwell with on-street permit and pay meter parking available. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, washing machine, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Polwarth Gardens,
Edinburgh,
Midlothian, EH11 1LQ



Approx. Gross Internal Area
1141 Sq Ft - 106.00 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk