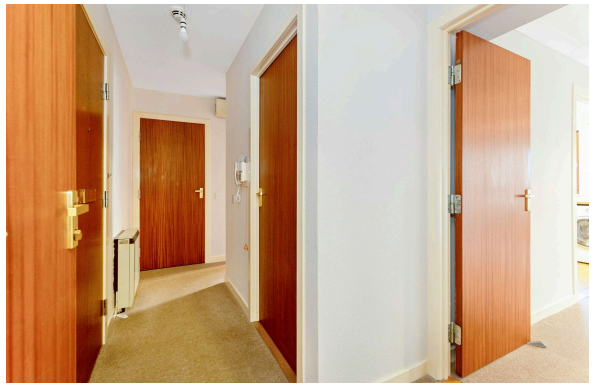


42/16 Polwarth Gardens, Polwarth

| EDINBURGH | EH11 1LN

warners
solicitors & estate agents







42/16 Polwarth Gardens, Polwarth

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Warners are delighted to present to the market this bright and well-proportioned one-bedroom second-floor retirement flat, forming part of a purpose-built development in the highly sought-after Polwarth area of Edinburgh, just west of the city centre. Offering comfortable and easily maintained accommodation, the property benefits from excellent storage, modern fittings and a range of communal facilities, making it an ideal choice for those seeking a relaxed and convenient retirement lifestyle.

The accommodation is accessed via a welcoming entrance hallway, which benefits from two generous walk-in storage cupboards, providing excellent space for household essentials. The bright and spacious living/dining room is tastefully presented in neutral tones and enjoys an abundance of natural light from two large windows. The room offers ample space for both comfortable lounge furniture and a dining table, creating an inviting setting for everyday living and entertaining.

Situated off the living room, the fitted kitchen is equipped with a range of wall and base units, complementary wood-effect worktops, tiled splashbacks and a stainless steel sink with drainer, together with integrated and freestanding appliances.

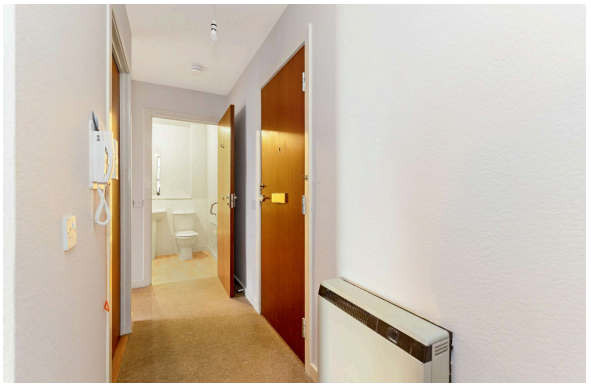
The generously proportioned double bedroom offers plenty of space for freestanding furniture and benefits from a built-in wardrobe. Completing the accommodation is a contemporary shower room, fitted with a white suite, panelled splashbacks and contrasting flooring.

Further benefits include electric heating, double glazing and excellent storage throughout. The development itself offers a secure entry system, 24-hour care line, lift access, private residents' parking and beautifully maintained landscaped communal grounds.

- Bright and spacious -floor retirement flat
- Sought-after Polwarth location
- Generous living/dining room and fitted kitchen
- Double bedroom and contemporary shower room
- Excellent storage, electric heating and double glazing
- Secure entry, 24-hour care line, lift and residents' parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





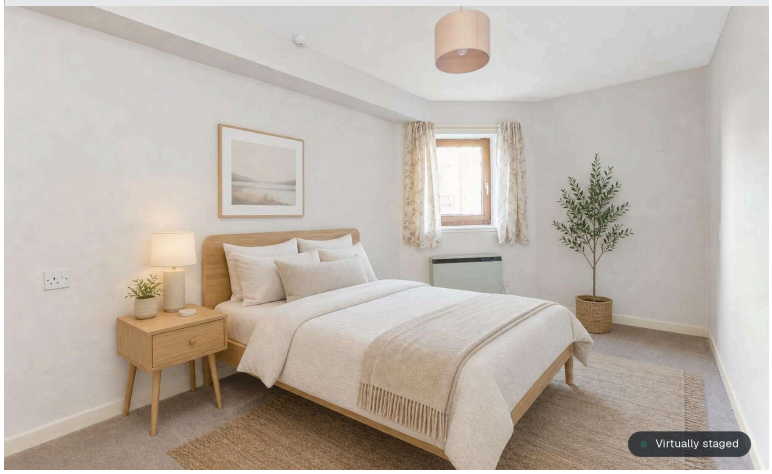


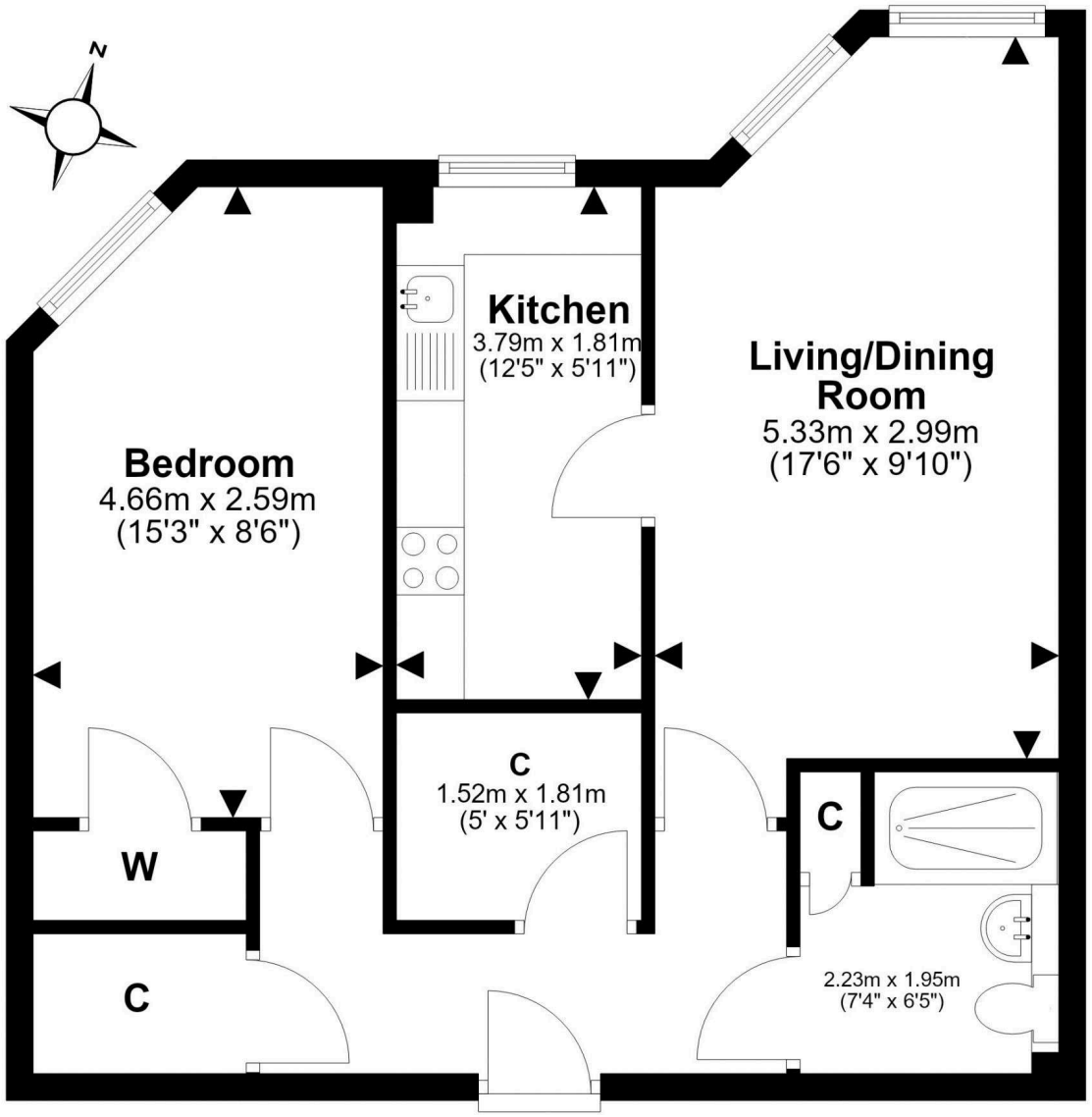
All fixtures, fittings, integrated kitchen appliances, curtains, washing machine & cooker will be included in the sale.

Council tax C. Energy Rating TBC, Factor fee approx £112.00 monthly

Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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