



11 3F3 YEAMAN PLACE POLWARTH, EDINBURGH, EH11 1BR

**OFFERS OVER
£140,000**

Purdie & Co are delighted to bring to the market this well-presented, bright and very attractive top floor flat. Forming part of a traditional tenement block located in the highly desirable area of Polwarth, the property is in excellent decorative order and boasts well-proportioned accommodation with high ceilings, period features and a great sense of space.

ACCOMMODATION

Hall, open plan kitchen / living room, double bedroom, shower room. Communal garden.

VIEWING

Open viewing Sunday 2-4pm or by appointment through Purdie & Co.
Tel: 0131 346 7240.



Purdie & Co
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Estate Agents**

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Polwarth lies south of the city centre and is situated close to the bustling cosmopolitan area of Edinburgh's Bruntsfield and Fountainbridge, with their huge variety of boutique retailers, cafes and restaurants. Further amenities include a Tesco Metro at Holy Corner and an M&S Food Hall and Waitrose on Morningside Road. The area is well served by the public transport system with frequent links to the City Centre and further afield, with direct links to Edinburgh's International Airport. Leisure and recreational facilities abound in the vicinity and include numerous cinemas, the King's Theatre, the Usher Hall and for those seeking wide open spaces The Meadows, Union Canal and Bruntsfield Links are close at hand. The area is well positioned for Edinburgh University and the Edinburgh College of Art, together with many of the city's financial institutions. Good schooling at all levels is available locally and the area is ideal for the commuter as it enjoys ease of access to the City By-Pass linking to Edinburgh Airport and the wider road network of Central Scotland, as well as Waverley and Haymarket Railway Stations.

HALL

A welcoming hall with laminate flooring, entry phone handset and storage cupboard.

SITTING ROOM

An attractive, bright and well-presented sitting room with elegant cornice, neutral décor, laminate flooring, pendant light and a shelved press.

OPEN PLAN KITCHEN

Fitted with a range of floor standing and wall mounted units and a roll top work surface incorporating a stainless steel sink with mixer tap and a four ring induction hob. The integrated fridge is included in the sale.

DOUBLE BEDROOM

A good sized double bedroom with laminate flooring and built in wardrobes.

SHOWER ROOM

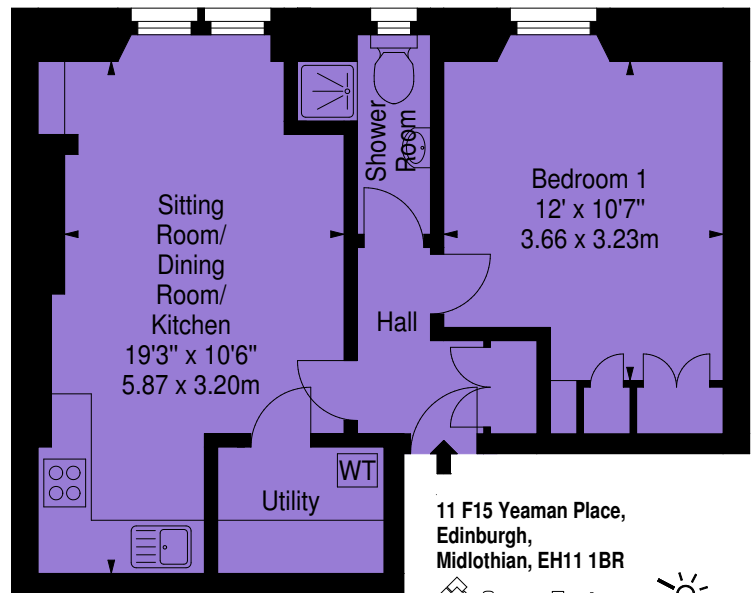
A bright shower room with a white three piece suit comprising WC, shower cubicle and wash hand basin.

UTILITY ROOM

Roll top work surface with floor standing unit. The dishwasher, washing machine and freezer are all included in the price.

OUTSIDE

To the rear of the property is a communal garden. Both permit parking and metered parking is available on the surrounding streets.



Third Floor

11 F15 Yeaman Place,
Edinburgh,
Midlothian, EH11 1BR



Approx. Gross Internal Area
441 Sq Ft - 40.97 Sq M
For identification only. Not to scale.
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While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.



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