



Fixed Price £305,000

Postcode: EH11 1HR

Bedrooms: 2

Council Tax: Band C

Spacious Two Bed First Floor Flat

Calling all discerning professional couples! Make your first step on to the property ladder one that counts, with this appealing two bedroom through flat in popular Polwarth definitely fitting the bill.

Working from home? No problem: the second bedroom easily accommodates two workstations. Conscious of the need to put at least some space between the "office" and home? No problem: walk through the hall and into a very large and comfortable lounge with feature fireplace and bay window. Looking for a good night's sleep? No problem: the main bedroom's quiet location to the rear of the flat will hopefully add to the sweetness of the dreams. And what if two became three? No problem: the home office can easily become a very generous nursery. And...the carefully maintained shared garden behind the tenement is very much child safe. An extremely well-appointed kitchenette lies off the lounge, and the accommodation is completed by the bathroom.

All the properties in the stair are owner-occupied and there is a very strong sense of community among the owners. They each make regular payments into a common fabric repair fund with a view to keeping the tenement in good repair and significant stonework repairs have recently been carried out. And the garden is not just for small people to burn off excess energy in, the grown-ups often meeting up for drinks.

There are many local amenities within walking distance, as are Haymarket Station and the West End, while there is a frequent bus service to the city centre. The property is conveniently located for Napier University and Edinburgh University. Away from work or study, nearby Bruntsfield, Morningside and Tollcross offer an excellent choice of restaurants, shops, pubs and cafes. Local leisure facilities include Fountainpark, with multiplex cinema, restaurants, bars, ten-pin bowling, Nuffield Health gym, and trampoline park; and the King's Theatre. Harrison Park is nearby, while walks or bike rides can be enjoyed alongside the Union Canal. There is a good selection of local shops, but supermarket shopping is also available close to hand at Dalry (Co-op), Murrayfield (Sainsbury's) and Morningside (Waitrose).



25 (2F2) Polwarth Crescent, Edinburgh

Accommodation

- Hall: Reached by a well-kept shared stair (with audio-controlled entry system) and a solid wooden entrance door. its dimensions make it a very pleasant reception area.
- Lounge: The broad bay window keeps this very comfortable living area naturally bright. The bay is the perfect place for a dining table and chairs, while the main section of the room easily takes soft furniture to make a very pleasant area in which to put your feet up. The fireplace, with cast iron surround, tiled hearth and insert and living flame gas fire, is a most attractive focal point, but the eye will also be taken by the decorative cornicework and ceiling rose. A shelved press provides open storage. TV brackets have been fastened to the side of the press and the seller is happy to leave those – and the TV itself.
- Kitchenette: Compact it may be, but the bespoke design of the units means that every inch of space has been put to best use. Quartz effect laminated worksurfaces provide plenty of space for the resident culinary magician. There are not less than fifteen wall-mounted cupboards and there are more at floor level, while wine loving buyers will surely notice that there is space for thirty two bottles. All the appliances – four burner hob, grill and double oven, fridge and washing machine – are by Bosch and are inbuilt. There are tiled splashbacks and a stainless steel back plate above the hob. For the washing up, there is a one-and-a half bowl sink with swan-neck tap.
- Bedroom 1: Quietly situated to the rear of the property, this is a very pleasant main sleeping apartment. Extensive inbuilt storage keeps the floor space open for display or soft furniture. As well as open fitted shelving, there is a strong box that has been bolted to the floor and wall. Compliant with firearms security regulations, it provides a very secure location for keeping passports and valuables. A non-working fireplace is a very attractive focal point. Good natural light comes from a single bay window that looks down into the gardens behind the tenements with a seat that allows that view to be enjoyed at leisure.
- Bedroom 2: Very much a double sleeping apartment, but presently used as a substantial home office. That use can obviously continue, as buyers' circumstances dictate, but it would equally make a very spacious guest room or, looking forward or child's room. It also has both a fireplace and a bay window looking down into the shared gardens.
- Bathroom: The attractive wood theme that features elsewhere in the flat continues here: with the panelling over the bath and to half height on the wall opposite. There is a traditional white three-piece suite: an enamel bath with mixer shower, a pedestal wash-hand basin and the toilet. A window gives good natural light.
- Gardens: This must be one of the best kept shared gardens in the city and it catches the afternoon and evening sun. A large lawn provides both a child-safe play area and somewhere to dry clothes. There is a barbecue area that can be "booked" by prior arrangement with the other owners.



Features

Gas fired central heating. Purchasers should note that while the boiler is currently functioning, it is at least twenty two years old and no warranty is given as to its working order as at the date of entry or whether it complies with current regulations.

Viewing

Viewing is by appointment with the selling agents. A virtual tour is available online.