



lindsays

50 Polwarth Crescent,
Edinburgh, EH11 1HL

"A stunning newly converted main door duplex apartment offering the very best in contemporary design and enviably situated just minutes from the city centre"

- Fabulous open plan living area and fully integrated kitchen/breakfastroom
- Two double bedrooms (one with walk-in wardrobe)
- Stunning showerroom
- Exquisite four piece bathroom
- Excellent storage
- Gas central heating
- Double glazing
- Permit parking

EPC Rating C

OFFERS OVER £350,000



Description

Enviably situated adjacent to the historic Union Canal and just minutes from the city's West End, this newly converted main door duplex apartment offers the very best in contemporary design. Unique in character and style, the flat has a wonderfully light and spacious open plan living space, which is perfect for entertaining, as is the stunning, fully integrated kitchen/breakfastroom. Also on this floor there is a beautiful fully tiled showerroom. Downstairs, there are two generous double bedrooms, one with walk-in wardrobe and a fabulous four piece bathroom. Every detail of this superb apartment has been carefully thought out and the result is an incredibly stylish and practical city apartment.

Area

Polwarth is a popular and convenient residential area of the capital which lies approximately three miles south west of the city centre. Ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical places. Whilst, the surrounding area plays host to a selection of convenience stores and popular eateries, all within a few minutes on foot, Princes Street and the city centre are readily accessible via many and frequent bus services or simply via a pleasant stroll along the Union canal walkway/cycle path. Edinburgh University, Edinburgh Art School and Napier Universities are all within easy reach, as are the added amenities of both Bruntsfield and Morningside. The Fountain Park Leisure Complex with its Cinema, Health Club, Casino and restaurants is within a few minutes on foot, as are the wonderful green spaces of Bruntsfield Links and the Meadows.

Viewing

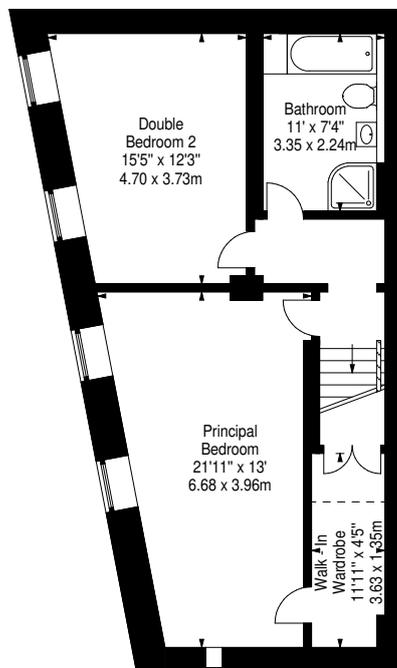
by appointment contact Lindsays – propertyadmin@lindsays.co.uk



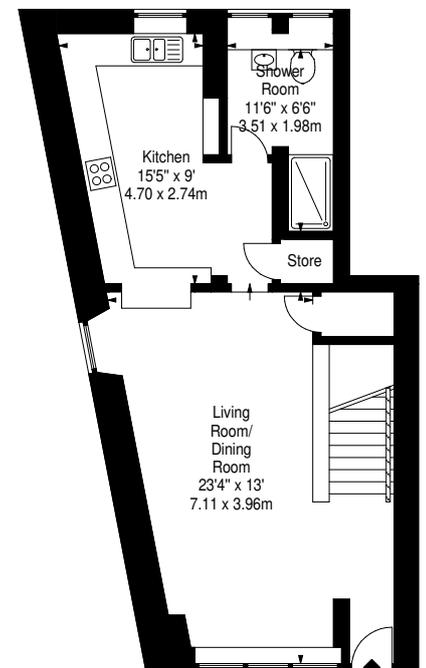
Polwarth Crescent,
Edinburgh, EH11 1HL



Approx. Gross Internal Area
1266 Sq Ft - 117.61 Sq M
For identification only. Not to scale.
© SquareFoot 2022



Lower Ground Floor



Ground Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.