



1 (1F3) Yeaman Place Polwarth, Edinburgh EH11 1BR



1



1



1

Please contact us for
more information:

0131 555 7055
property@watermans.co.uk

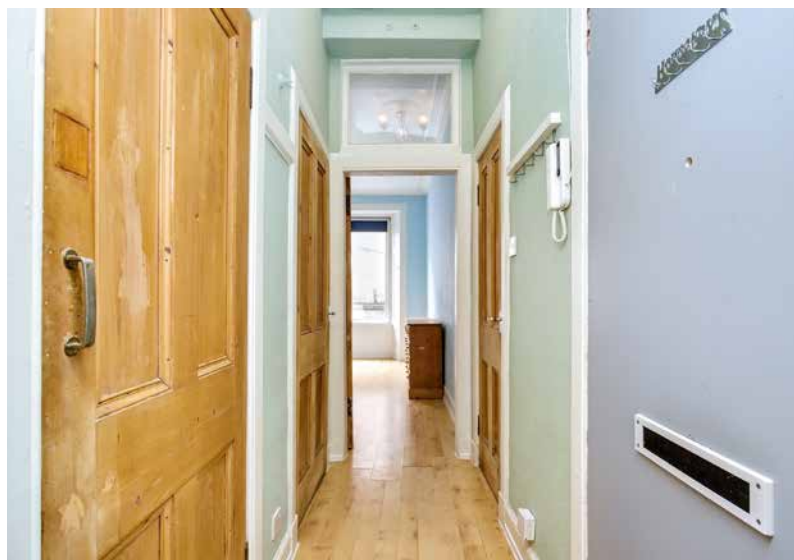


Summary

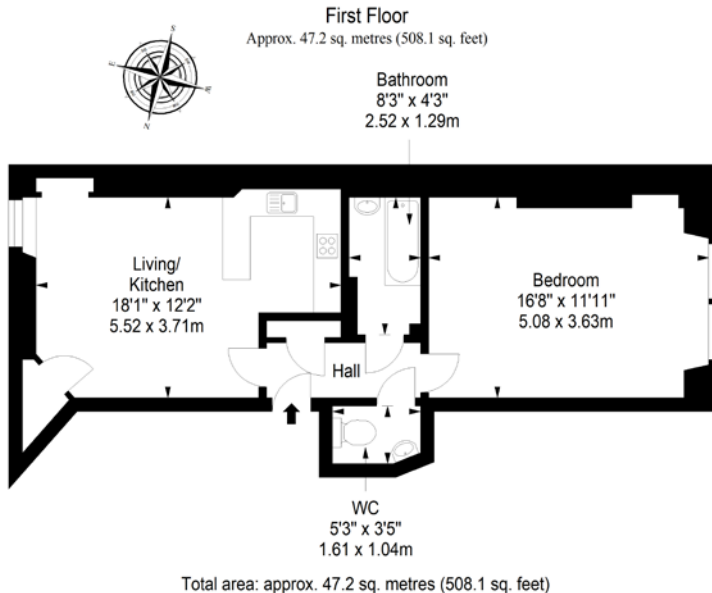
Forming part of a handsome period tenement in Polwarth, this first-floor flat is sure to appeal to a wide range of buyers, including first-time buyers, couples, rental investors and city professionals. The tenement flat accommodates a double bedroom with two sun-facing windows for ample natural light, an interconnected living room and kitchen with a southeasterly aspect, a family bathroom and a WC. The property is conveniently located within walking distance of excellent amenities, including Haymarket, a variety of shops and supermarkets and parks.

Features

- First-floor flat in Polwarth
- Part of a traditional tenement building
- Secure phone entry system and shared stairwell
- Modern interiors throughout
- Entrance hall with storage
- Southeast-facing living room, open to
- Kitchen with fitted units
- Sunny double bedroom with press storage
- Bathroom with overhead shower
- Separate WC
- On-street parking
- Double-glazed windows



Floorplan



EPC Rating - F | Council tax band - B | Home report Value - £165,000

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.



Price & Viewings

Please refer to our website
www.watermans.co.uk

Edinburgh

5-10 Dock Place, Leith, EH6 6LU
0131 555 7055
property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU
0141 483 8325
westcoast@watermans.co.uk



These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 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.