



Thorntons 
The right way to move

82/4 Polwarth Gardens,

Polwarth, Edinburgh, EH11 1LJ



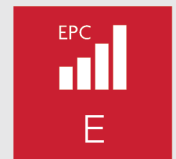
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Summary

This traditional second-floor flat is a large three-bedroom (plus box room) residence, which has a desirable position in Polwarth. It offers generously proportioned rooms that enjoy light décor and high ceilings, as well as charming period details, such as ornate cornicing and feature fireplaces. The home further benefits from wooden floorboards predominantly throughout, which can be primed or carpeted upon preference. Whilst the kitchen would benefit from upgrading, the property remains an outstanding opportunity for a wide variety of buyers, including families and investors, especially given its enviable and highly convenient location.

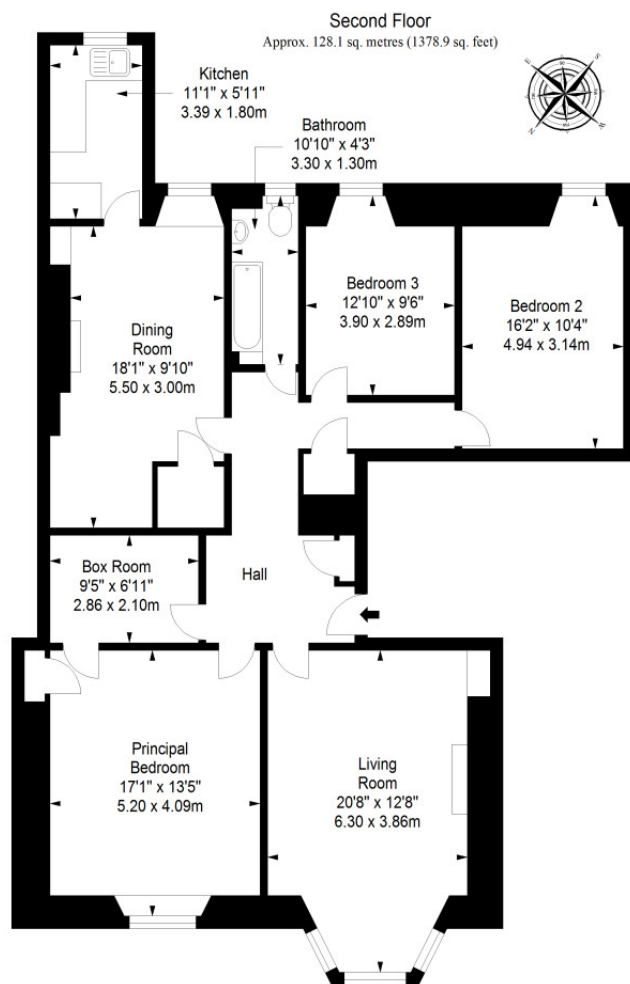
Extras: to be sold as seen, including all fitted floor and window coverings and light fittings.

Features

- A bright and spacious second-floor flat
- Part of a traditional tenement building
- Situated in sought-after Polwarth
- Near amenities, schools, and transport links
- Entrance hall with two cupboards
- Living room with a bay window
- Large dining room with storage
- Southeast-facing fitted kitchen
- Three airy double bedrooms
- One versatile box room
- Bathroom with overhead shower
- Communal garden
- Controlled permit parking (Zone S3)
- Electric heating and sash windows



Floorplan



Total area: approx. 128.1 sq. metres (1378.9 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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