



15/6, Yeaman Place, Edinburgh, EH11 1BS

Bright and Well-Presented, One-Bedroom, First-Floor Flat

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Property Description

Bright and well-presented, one-bedroom, first-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hall, open-plan living/dining room and kitchen, utility room, a double bedroom, WC and an en-suite shower room.

An ideal city centre starter home for buy-to-let is ideally placed for the business and University districts.

Features include a fitted kitchen with appliances, gas central heating, double glazing, contemporary flooring and tall ceilings. In addition, there is a secure entry system, a shared garden/drying yard to the rear, zoned street parking and superb transport links.

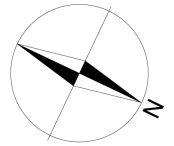
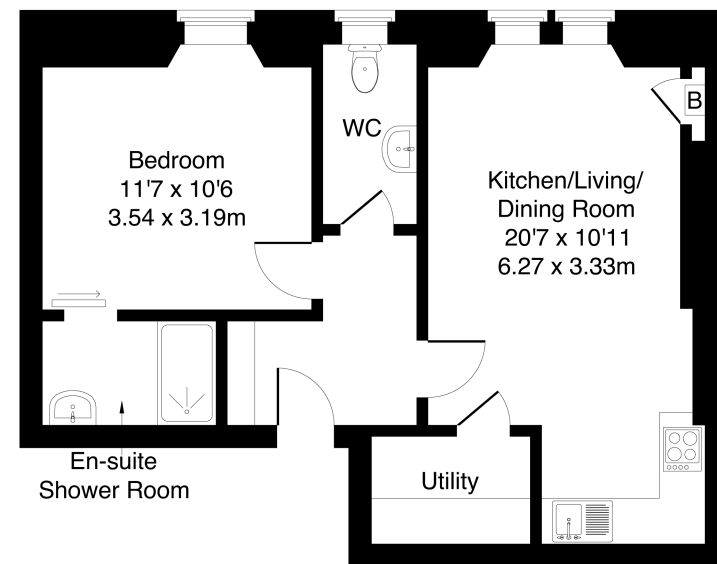
The welcoming entrance provides access to all areas of this well-presented property. Just off the entrance, you'll find the spacious open-plan living and kitchen area, a bright and inviting space perfect for both relaxing and entertaining. The living area benefits from soft carpeted flooring, a central light fitting, and a large window that fills the room with natural light, creating a warm and comfortable atmosphere. The adjoining kitchen area features stylish wood-effect flooring and modern stone-effect worktops complemented by a tiled splashback surround. A stainless-steel sink with a drainer sits beneath additional cabinetry, offering practicality and charm. The kitchen comes complete with appliances, including a fridge/freezer, washing machine, integrated oven, and induction hob, providing everything needed for convenient day-to-day living. A useful utility area is neatly tucked within the same space, adding extra functionality without compromising the open layout.

From the hallway, a WC provides added convenience for guests. The bedroom offers a calm and restful retreat, with plush carpeted flooring and ample space for furnishings. A sliding door leads through to the en-suite, which is finished to a high standard with tiled flooring, a matching tiled splashback surround, modern spotlighting, and a sleek ladder-style radiator.



1F2, 15 Yeaman Place, Edinburgh, EH11 1BS

Approximate Gross Internal Area: (517 sq ft - 48 sq m.)



First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Polwarth is a sought-after area located just west of Edinburgh city centre, characterised by its traditional Victorian tenements and strong sense of community. The area benefits from a wide range of local amenities and offers easy access to Tollcross, the West End and Dalry Road, all of which provide various shops, supermarkets and everyday services. The Union Canal runs through the area, offering picturesque walking and cycling routes,

while The Meadows and Bruntsfield Links provide further open green spaces. Nearby Bruntsfield and Morningside offer an excellent selection of cafés, bars and independent retailers. Fountain Park is also within close proximity, featuring a cinema, gym and restaurants. Excellent transport links are available via Haymarket Station, tram connections and regular bus services from Dundee Street and Polwarth Gardens.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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