



## 38 Dundee Terrace, Polwarth, Edinburgh, EH11 1DN

Light & Beautifully Presented, One-Bedroom, Main Door Ground-Floor Flat with Private Garden

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# Property Description

Located on a quiet side street in the sought-after Polwarth area, just west of Edinburgh city centre, this light-filled and stylish ground-floor flat occupies a desirable corner position within a traditional stone-built tenement.

Comprises a vestibule, open-plan living/dining room and kitchen, a double bedroom, and a shower room.

Ready-to-move-in, an ideal city centre starter home, buy-to-let, holiday home or pied-à-terre, ideally placed for connections throughout the city. Freshly prepared for the market with a new kitchen and bathroom, flooring, rendered walls, plumbing and electrics.

In addition, there is gas central heating, good storage, and sash and case windows with secondary glazing. Furthermore, there is a private garden to the front, together with zoned parking on the surrounding streets, excellent city transport links, and leafy walks alongside the Union Canal.

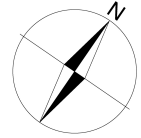
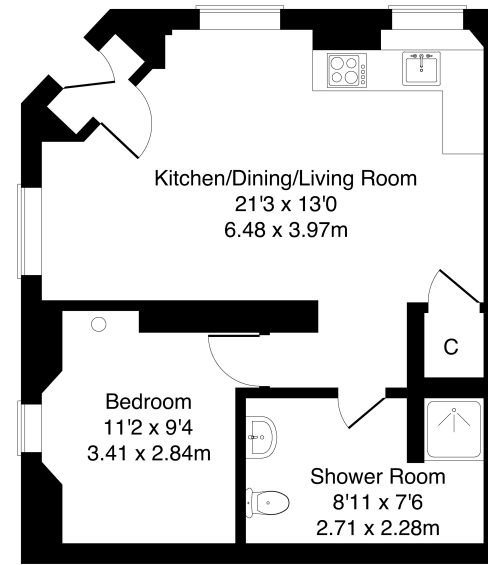
The property benefits from its own main door entrance, leading into a welcoming vestibule and a bright, open-plan living space. With a dual-aspect outlook, this area is bathed in natural light and features tasteful light décor and wood-effect flooring throughout. The newly installed kitchen is both modern and functional, complete with stylish units, stone-effect worktops and matching splashbacks, a sink with a drainer, an integrated oven and electric hob with extractor hood, and freestanding appliances including a fridge/freezer and washing machine.

The well-proportioned double bedroom enjoys a peaceful side-aspect window and includes a traditional press cupboard that houses the central heating system, with ample space for additional freestanding furniture. A stylish and recently upgraded shower room completes the accommodation, offering modern splash-panelled walls, tiled flooring, recessed spotlights, a ladder-style heated towel rail, and a fresh, contemporary finish.



**38 Dundee Terrace Polwarth, Edinburgh EH11 1DN**

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



**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 highly desirable residential area located just west of Edinburgh's city centre, neighbouring the sought-after districts of Tollcross and the West End. Characterised by its impressive Victorian tenements, Polwarth offers a blend of traditional charm and urban convenience. Residents enjoy excellent local amenities, with nearby Tollcross and Dalry Road providing a wide range of shops, supermarkets, and services. Outdoor enthusiasts can take advantage of scenic walking and cycling routes along the Union Canal, while Bruntsfield Links and The Meadows offer expansive green spaces for recreation and relaxation. The neighbouring areas of Morningside and Bruntsfield boast a lively mix of

independent shops, cafes, and bars, adding to the area's vibrant community atmosphere. For leisure and entertainment, the nearby Fountain Park complex features a multi-screen cinema, gym, restaurants, and more. The city centre's many cultural, business, and educational institutions are easily accessible on foot, and Haymarket Station—just a short distance away—offers excellent tram and rail connections for travel across the city and beyond. Regular bus services from Dundee Street and Polwarth Gardens further enhance connectivity, making this a well-connected and attractive place to live.







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