



6/9, Tay Street, Edinburgh, EH11 1EA

Bright & Spacious, Two-Bedroom, Top-Floor Tenement Flat

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Property Description

A bright and spacious top-floor tenement flat in vibrant Polwarth, boasting period charm, modern finishes, generous proportions, and a shared garden near canal walks and city life.

Conveniently located in the popular Polwarth area, just south-west of Edinburgh city centre. Comprises an entrance hallway, an open-plan living/dining room and kitchen, two double bedrooms, and a shower room.

Highlights include a stylish fitted kitchen and breakfast bar, a bright modern bathroom, characterful cast iron radiators, and period cornice work.

In addition, there are tall ceilings, generous room sizes, HIVE gas central heating, and double glazing. A skylight cupola offers good natural light for the communal stairway, and there is a shared garden to the rear.

A carpeted entrance hall gives access throughout and features a built-in corner cupboard and a secure entry system handset. An impressive open-plan public room is set to the front, with pendant light, open shelved press, wall-mounted TV point, and period cornice work in the lounge area. Toward the rear is the kitchen, complete with subway brick tiled splashback, under-unit lighting, washing machine, fridge freezer, and an integrated oven with induction hob.

Two carpeted, rear-facing full-size double bedrooms offer pendant light fittings, with one including a built-in cupboard and the other enhanced by period cornicing. Also rear-facing, the shower room includes a modern two-piece suite, a double-size cubicle with an electric shower, and contemporary waterproof wall panelling.

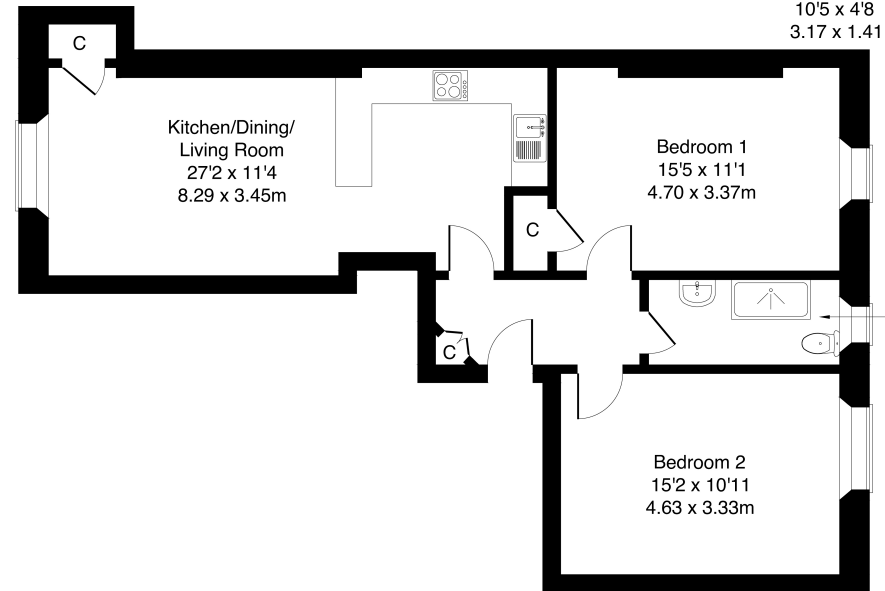
As a valued client, we have Virtually Staged one of the photos of the living room, with our compliments.



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Approximate Gross Internal Area: (775 sq ft - 72 sq m.)

Shower Room
10'5 x 4'8
3.17 x 1.41



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

Area Description

Situated just southwest of Edinburgh's city centre, Polwarth is a highly desirable neighbourhood known for its unique blend of historic charm and urban convenience. The area offers excellent access to scenic green spaces, with the tranquil Union Canal and nearby Harrison Park providing ideal spots for walking, cycling, or simply unwinding outdoors. Polwarth also benefits from close proximity to the vibrant hubs of Bruntsfield and Fountainbridge, where residents can enjoy a

fantastic array of cafés, restaurants, independent shops, and a cinema and leisure complex. Well-connected by public transport and popular cycle routes, the area makes commuting to the city centre and beyond both quick and convenient. This lively yet peaceful neighbourhood is especially popular with professionals, students, and creatives, drawn by its strong community feel, attractive architecture, and excellent amenities.





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