



## 38 Dundee Terrace, Edinburgh, EH11 1DN

Light & Well-Presented, One Bedroom, Main Door, Corner Aspect Ground-Floor Flat

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# Property Description

Light and well-presented, one-bedroom, main door corner aspect ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located on a quiet side street, in the popular Polwarth area, just west of Edinburgh city centre.

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

An ideal city centre starter home or buy-to-let opportunity, well placed for the business and University districts.

Features include a fitted kitchen with appliances, gas central heating, contemporary flooring, sash and case windows and tall ceilings.

Externally, there is a shared garden to the rear, a small private patio area and zoned parking to the front and surrounding streets, with excellent city transport links, and leafy walks alongside the Union Canal.

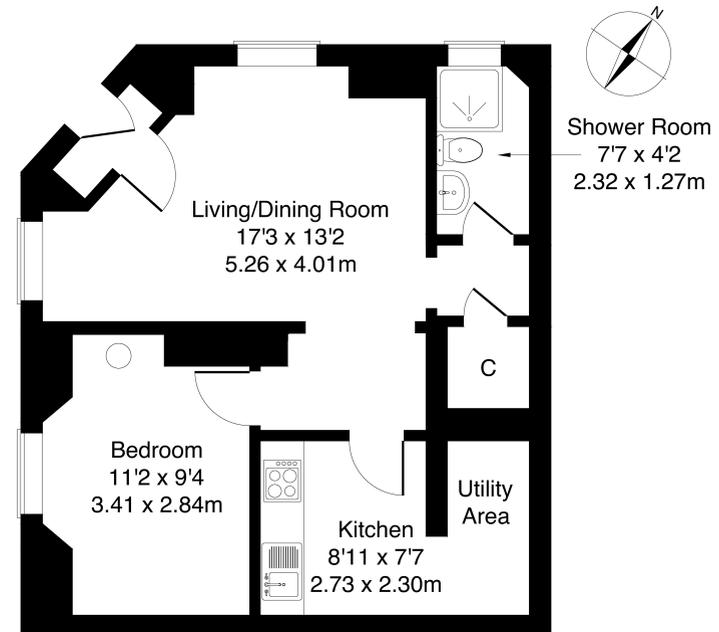
A welcoming vestibule offers space for outerwear and opens into a spacious, dual-aspect living room offering space for lounge and dining furniture, whilst featuring carpeted flooring and a central pendant light fitting. Set off the lounge, an inner hall gives access to the kitchen and bedroom. Set internally, the kitchen is partitioned with a separate store/utility area including a fridge/freezer and a washing machine. Fitted units include stone-effect worktops, a sink with a drainer, and an integrated electric oven and hob.

A bright double bedroom has a side aspect window and features carpeted flooring, a press cupboard also housing the central heating system, and a central light fitting. Also set off the lounge, a second inner hall giving access to the shower room and a deep built-in store cupboard. Completing the accommodation, the shower room has a front-facing window and is fitted with a two-piece suite and an integrated cubicle with a shower unit and tiled splash walls.



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Approximate Gross Internal Area: (527 sq ft - 49 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 popular area comprised mainly of impressive Victorian tenements, located just west of the city centre close to Tollcross and the West End. There is good local shopping throughout, with Tollcross and Dalry Road offering further amenities and supermarkets. Scenic walks and cycleways can be found along the Union Canal, whilst the Bruntsfield Links and the Meadows offer vast open green spaces. Neighbouring Morningside and Bruntsfield offer a vibrant mix of

independent specialist shops, cafes and bars and The Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants. Many attractions, businesses and educational institutions of Edinburgh Centre can be reached easily on foot, as can Haymarket Station with its connections via tram and rail for further onward travel. Regular bus services are also available from Dundee Street and Polwarth Gardens.





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