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Estate Agents and Solicitors

## John Ker Court, 42/22 Polwarth Gardens, Edinburgh, EH11 1LN

Light & Tastefully Presented, One-Bedroom, Third-Floor Retirement Flat

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# Property Description

Light and tastefully presented, one-bedroom, third-floor retirement flat, set within a purpose-built development. Located in the vibrant and desirable Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hall, a living/dining room, a kitchen, a double bedroom, and a shower room.

Features include a fitted kitchen with appliances, a modern bathroom, electric heating, double glazing and good storage, including two walk-in hall stores.

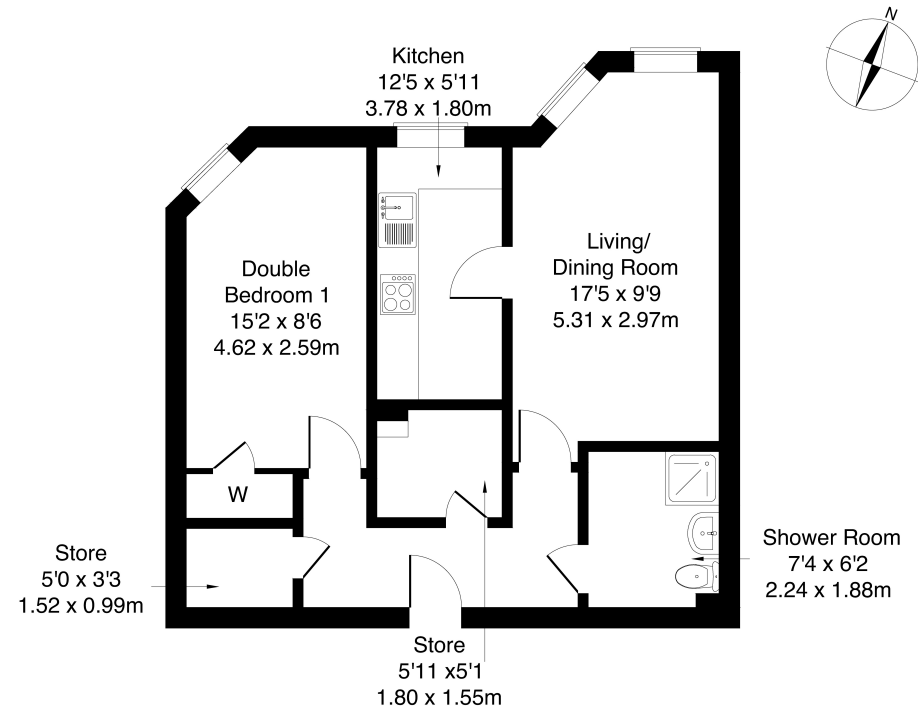
The development has secured entry, a 24-hour care line, a laundry room, a lift service, on-site private residential parking, and landscaped communal grounds.

The property is accessed via a welcoming, light-filled hallway, complete with two large storage cupboards—ideal for keeping the living space clutter-free. The open-plan sitting and dining area is neutrally decorated and benefits from two large windows that flood the room with natural light, while the layout comfortably accommodates a dining table, making it a perfect space for relaxing or entertaining. Set off the lounge, the kitchen is fitted with wall and base units, wood-effect worktops, a sink with a drainer, and a tiled surround.

The spacious double bedroom is accessed off the hallway and features a built-in cupboard along with ample space for additional free-standing furniture. A contemporary shower room completes the accommodation, fitted with a white suite, panelled splashbacks and contrasting flooring.



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Approximate Gross Internal Area: (560 sq ft - 52 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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