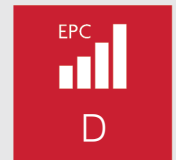
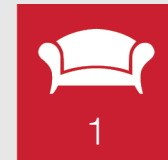




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39 (3F4) Gibson Terrace

Polwarth, Edinburgh, EH11 1AS





Summary

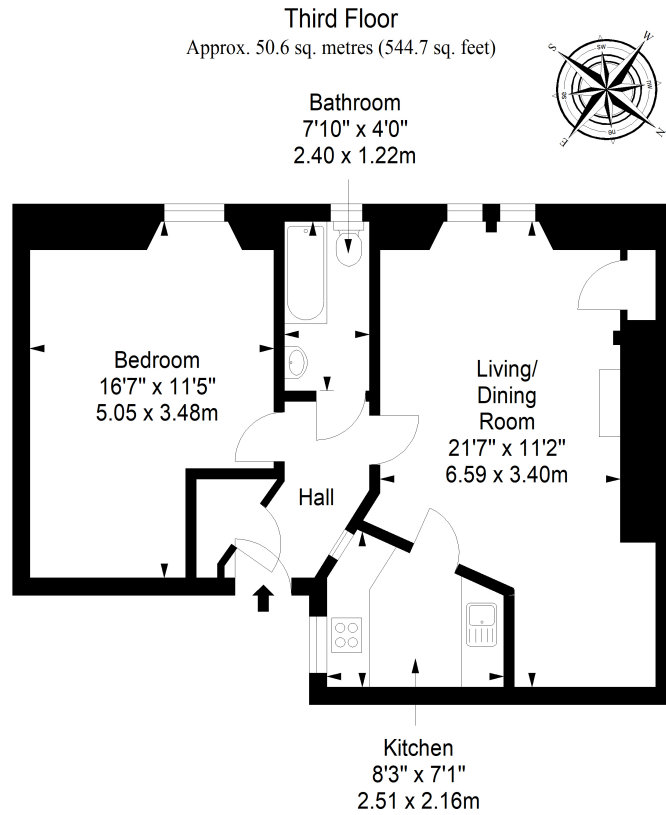
Set on the third/top floor of a traditional tenement building in Polwarth, this one-bedroom flat is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike. The flat is tucked within a cul-de-sac next to the Union Canal, offering tranquil walking and cycling routes connecting across the city. Excellent amenities lie within enviable easy reach of the property, such as a selection of leisure, fitness, and entertainment facilities at Fountain Park, a range of shops including independent retailers, high street stores, and supermarkets, transport links connecting across the city, and scenic open spaces. Extras: All fitted floor coverings, window coverings, light fittings, cooker, fridge, and washing machine will be included in the sale. Please note: This property is being offered with no onward chain.

Features

- Third/top-floor flat in Polwarth
- Secure shared entrance and stairwell
- Hallway with built-in storage
- Generous, southwest-facing living/dining room with homely fireplace
- Adjoining fitted kitchen
- Airy, southwest-facing double bedroom
- Modern bathroom with shower-over-bath and towel radiator
- Access to a shared garden
- Residents' permit parking (Zone S4)
- Advantageous parking facilities (with tenements only on one side of the street)
- Gas central heating and double glazing



Floorplan



Total area: approx. 50.6 sq. metres (544.7 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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