



Property Description

Well-presented, one-bedroom, ground-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Polwarth area, just west of Edinburgh city centre. An ideal city centre starter home for buy-to-let, ideally placed for the business and University districts.

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

Tastefully finished, the apartment has recently undergone a number of renovations. Recent improvements include a new front door, full redecoration throughout, joinery work to discreetly box in the boiler within the living room, a new toilet seat, and renewed silicone finishes in both the kitchen and shower room. All redundant cabling has been removed, sockets and switches upgraded, a new hall light installed, the fuse board upgraded, wiring fully tested, smoke detectors replaced, and old kitchen wiring cleared.

Further features include a fitted kitchen with appliances, double glazing, contemporary flooring and tall ceilings. In addition, there is a secure entry system, a well-kept shared drying yard to the rear, zoned parking and superb transport links.

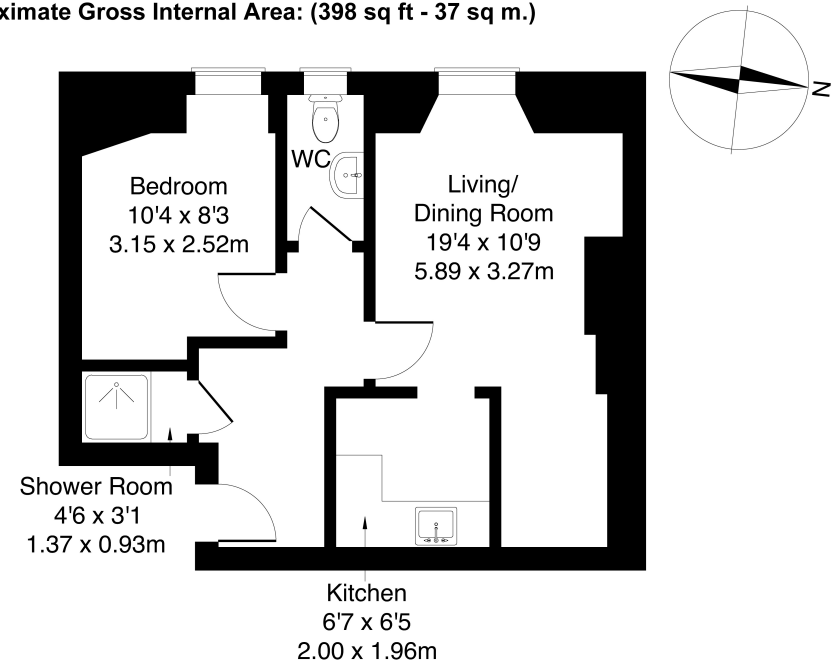
The entrance hall affords access throughout this westerly-facing property, flooded with natural light. Finished in light decor, the living room has wood-effect flooring, a fireplace, a traditional press cupboard, under-window built-in storage, and ample space for both lounge and dining furniture. Set off from the lounge, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink, and space for freestanding appliances.

A good-sized double bedroom has carpeted flooring, light decor, and under-window built-in storage. Completing the accommodation, there is a separate WC with a window and a shower room, set internally off the hall.



17/2 Yeaman Place, Edinburgh EH11 1BS

Approximate Gross Internal Area: (398 sq ft - 37 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 sought-after residential area located just to the west of Edinburgh's city centre, known for its attractive Victorian tenements and close proximity to the vibrant districts of Tollcross and the West End. The area benefits from a wide range of local amenities, with additional shopping, supermarkets, and services available nearby on Dalry Road and in Tollcross. Residents enjoy excellent outdoor and leisure options, including picturesque walks and cycle routes along the Union Canal, and easy access to the expansive green spaces of Bruntsfield Links and The

Meadows. Nearby Bruntsfield and Morningside provide a lively selection of independent shops, cafes, and bars, while the nearby Fountain Park Leisure Complex offers a cinema, gym, and a variety of restaurants. Polwarth is ideally situated for accessing many of Edinburgh's key attractions, businesses, and educational institutions on foot. Haymarket Station, with its rail and tram links, is within easy walking distance, and frequent bus services operate from Dundee Street and Polwarth Gardens, ensuring convenient travel throughout the city and beyond.





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