



## 53/8, Dundee Terrace, Edinburgh, EH11 1DP

Beautifully Presented, Two-Bedroom, Third Floor Flat

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# Property Description

Beautifully presented, two-bedroom third-floor (top) flat, forming part of an established residential development. Located on a quiet, tree-lined side street, in the popular Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two flexible bedrooms, and a bathroom.

Freshly prepared for the market with a new kitchen, updated bathroom, new flooring, new electrics, and light tasteful decor throughout. Further highlights include impressive skyline views, electric heating, double glazing, and super storage including a loft and bedroom wardrobes.

The development includes a secured entry system, landscaped grounds, and two permits in the private residential parking.

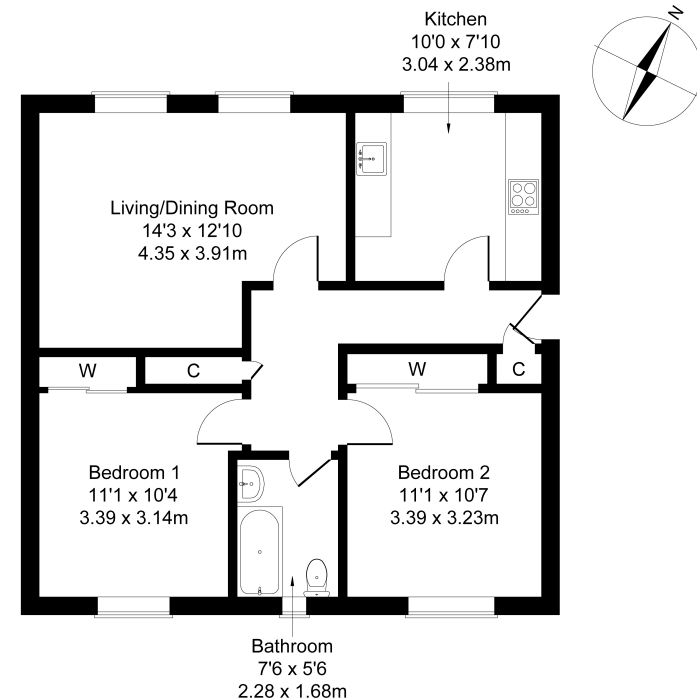
With modern new flooring, the L-shaped hallway gives access throughout and features two built-in store cupboards and a secured entry handset. Front-facing is a good-sized public room, with modern flooring, a pendant light fitting, two recessed spotlights, and northward views toward Corstorphine Hill and Murrayfield Stadium. Also to the front is the stylish newly fitted kitchen featuring wood-effect worktops, a composite sink with drainer, unit downlighting, a fridge/freezer and an integrated washing machine, electric oven and induction hob.

Both bedrooms have leafy views to the rear of the development and include new carpeted flooring, built-in wardrobes, and pendant light fittings. The bathroom is fitted with a contemporary suite, including a shower unit over the bath, gemstone-style wall panelling, a ladder-style radiator, and recessed spot lighting.



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**Approximate Gross Internal Area: (721 sq ft - 67 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 just west of Edinburgh city centre, known for its attractive Victorian tenements and excellent local amenities. It offers easy access to nearby Tollcross, the West End, and Dalry Road, all of which provide a range of shops, supermarkets, and services. The Union Canal offers scenic walks and cycle routes, while Harrison Park, The Meadows and Bruntsfield

expansive green space. Neighbouring Bruntsfield and Morningside add a vibrant mix of cafés, bars, and independent shops. Fountain Park, with its cinema, gym, and restaurants, is also close by. Haymarket Station, tram links, and frequent bus routes from Dundee Street and Polwarth Gardens ensure excellent connectivity across the city.







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