



18/16 Tay Street

Polwarth, Edinburgh, EH11 1EB

We sell homes, not just houses





Set on the third/top floor of a blonde sandstone tenement building in Polwarth, this well-proportioned flat enjoys a double bedroom, an open-plan breakfasting kitchen and living room, a study/box room, and a bathroom, all enhanced by well-presented, modern interiors and neutral décor. The flat also benefits from access to a shared garden and it represents an ideal purchase for first-time buyers, professionals, couples, and rental investors alike. It lies close to Harrison Park and the canal path offering an easy walking, running, or cycling route into the city centre.

A secure shared entrance and a well-presented, attractive stairwell lead to the flat's front door on the third/top floor, where a welcoming hallway invites you inside. Following the hall along to the end, you reach an open-plan kitchen and living room, offering a sociable space for everyday life and entertaining alike. The whole room is neutrally decorated and the living area is carpeted for optimum comfort underfoot, whilst also offering space for a choice of lounge furniture, all arranged around a fireplace flanked by an Edinburgh press. The adjoining kitchen incorporates a breakfast bar, catering for morning coffee, dining, and socialising while cooking. It is well-appointed with attractive, modern cream-coloured wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising an oven, hob, extractor hood, and dishwasher. A freestanding fridge, freezer, and washing machine are also included in the sale.



Features

- Traditional third/top-floor flat
- Well-presented, modern, and neutral interiors
- Secure shared entrance and attractive stairwell
- Welcoming hallway
- Open-plan breakfasting kitchen and living room
- Spacious double bedroom
- Versatile study/box room
- Attractive, modern bathroom with shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone S4)
- Gas central heating and double glazing
- EPC Rating - C

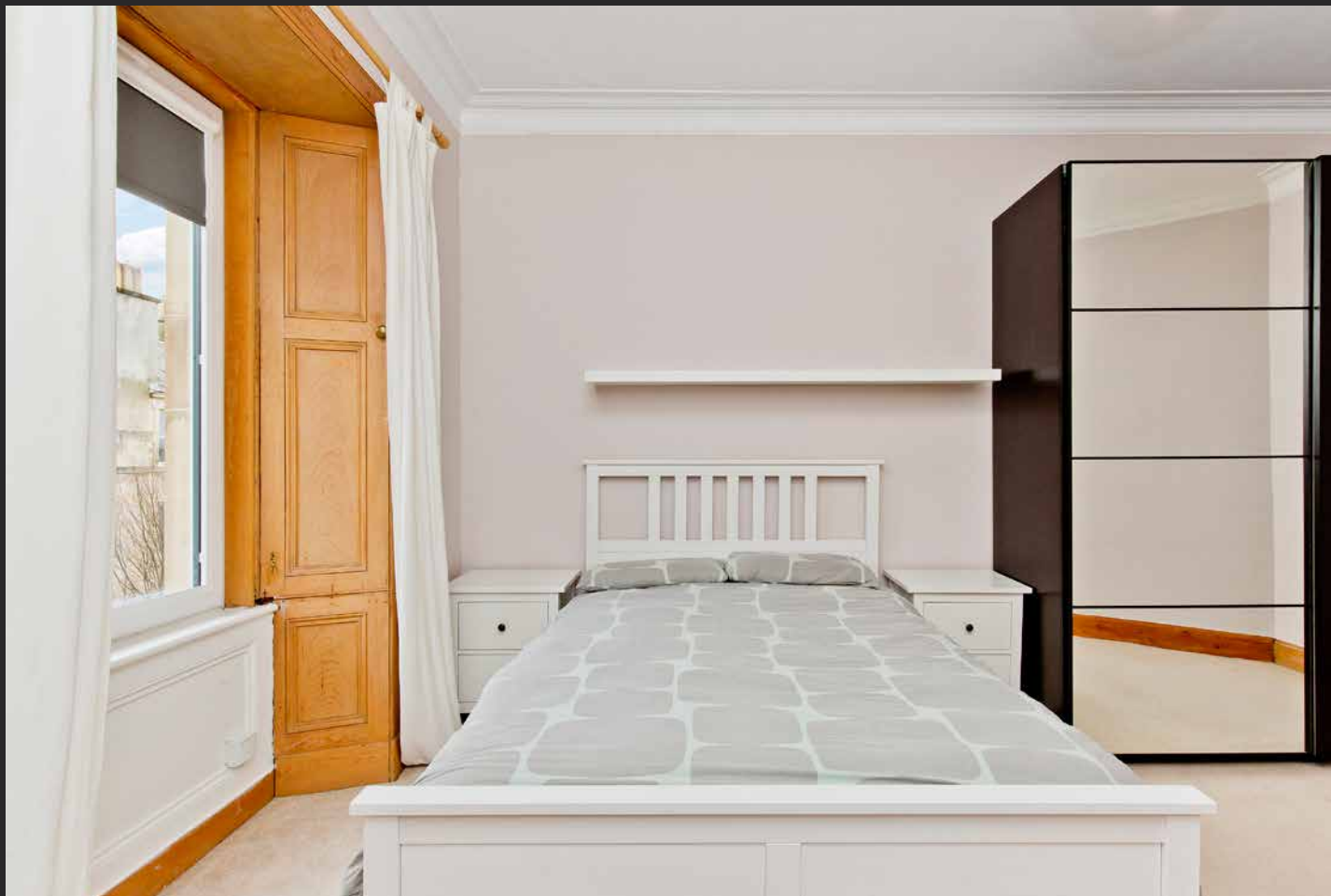




“Traditional third/top-floor flat with an open-plan breakfasting kitchen and living room, spacious double bedroom and a versatile study/box room”







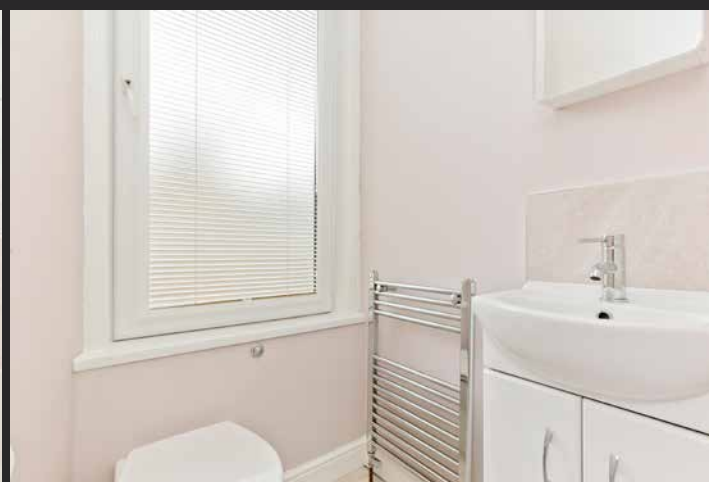
The flat's airy double bedroom continues the attractive presentation of the preceding accommodation with pared-back décor and a fitted carpet. Plenty of space is provided for freestanding furniture and the room also features an Edinburgh press. A box room/study across the hall offers an ideal space for working or studying from home, or alternatively as excellent storage. A bathroom completes the accommodation on offer and comprises a bath with an overhead shower, glazed screen, and tasteful tiling, a basin set into vanity storage, a WC, and a chrome towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat enjoys access to a shared garden, whilst controlled parking on Tay Street and in the vicinity falls under Zone S4.

Extras: All fitted floor coverings, window coverings (including perfect fit blinds in bathroom and bedroom), light fittings, integrated and freestanding kitchen appliances, and the bedroom wardrobe will be included in the sale.

Polwarth, Edinburgh

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses – including night buses – to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.

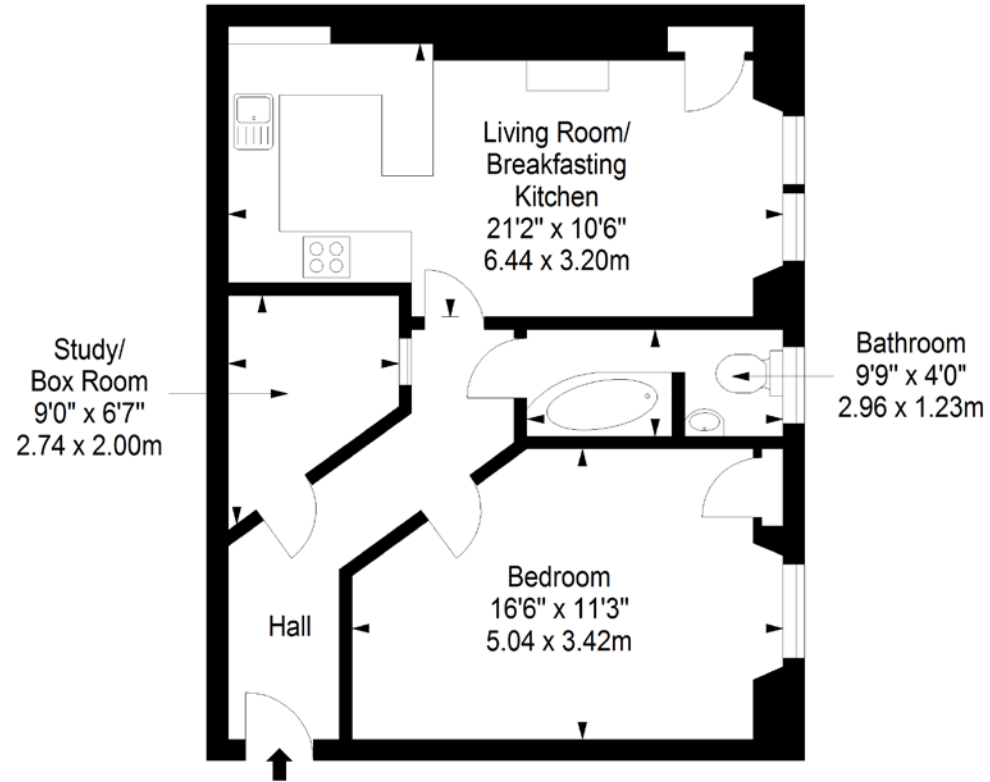




Floorplan

Third Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 53.7 sq. metres (578.0 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove OnTheMarket.com Zoopla



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.