

11/4 TAY STREET

POLWARTH, EDINBURGH, EH11 1DZ

D.J.ALEXANDER
Sales & Lettings

11/4 TAY STREET

POLWARTH, EDINBURGH, EH11 1DZ

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716 SQ FT *Permit Parking*

PROPERTY OVERVIEW

- *Spacious two-bedroom traditional tenement flat*
- *Bright sitting room*
- *Separate kitchen*
- *Two well-proportioned double bedrooms*
- *Bathroom with three-piece suite and bath*
- *Attractive period features*
- *Communal rear garden*
- *Highly convenient Polwarth location*







An excellent opportunity to acquire a well-proportioned two-bedroom traditional tenement flat situated in the popular residential district of Polwarth, to the south-west of Edinburgh city centre.

The accommodation comprises a welcoming entrance hallway leading to a bright sitting/dining room, with a feature fireplace and large window overlooking the leafy surroundings. There are two double bedrooms, both benefiting from excellent natural light and useful fitted shelving/storage. The separate kitchen is fitted with a range of white wall and floor-mounted units, contrasting worktops, tiled splashbacks and integrated appliances, with space for additional freestanding appliances. A centrally positioned bathroom completes the accommodation and is fitted with a three-piece suite including bath, WC and wash hand basin. The property now offers an excellent opportunity for renovation and modernisation. While the accommodation would benefit from refurbishment and updating throughout, the generous room proportions, attractive period features and practical layout provide an excellent foundation for creating a stylish home.

Additionally, the property benefits from access to a communal rear garden and on-street permit parking directly outside the property.

LOCATION

Tay Street is situated in the established and popular Polwarth area, a primarily residential district offering an appealing combination of traditional architecture, green space and convenient access to central Edinburgh. The surrounding streets are characterised by handsome sandstone tenements and mature greenery. A good range of local shops and everyday amenities are available nearby, while the neighbouring areas of Bruntsfield, Morningside, Merchiston and Fountainbridge provide an extensive selection of cafés, restaurants, bars, independent retailers and supermarkets. Fountain Park is also within easy reach, offering cinema, leisure and dining facilities. For outdoor recreation, Harrison Park and the Union Canal are close by, with the canal providing attractive walking and cycling routes. Bruntsfield Links and the wider Meadows are also readily accessible. The area is well served by public transport, with regular bus services providing access to the city centre and surrounding areas. Haymarket Station is readily accessible, making Tay Street particularly convenient for commuters, while Edinburgh's major road network and airport can also be reached relatively easily.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and integrated appliances are included in the sale. No warranties or guarantees will be provided.

Please note some images have been virtually staged for advertising purposes, this is solely for illustrative use.















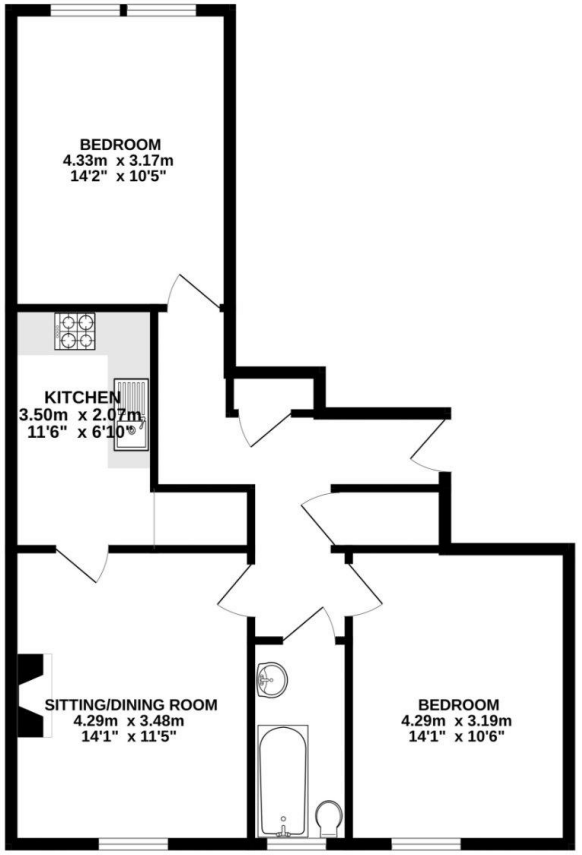
Sarah McIntyre
Senior Property Sales Valuer

Viewings

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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given



11 TAY STREET

TOTAL FLOOR AREA : 66.5 sq.m. (716 sq.ft.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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