



Flat 5 Ashley Court
26B/5 Polwarth Terrace
Edinburgh EH11 1NA



Offers Around £275,000

Modern luxury south facing second floor flat within an exclusive block of seven dwellinghouses and situated in a desirable residential area. Accommodation comprises spacious hall, bay windowed lounge with balcony, two double and one single bedrooms, breakfasting kitchen (appliances) and bathroom with shower. Gas central heating and double glazed. All carpets and curtains are included. Useful storage. Lift and entry phone system. Mutual front garden. Private garage and visitors parking to rear.

Viewing:

By appointment telephone 07766 496 716

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Description

The property comprises a most attractive second floor flat set within an exclusive development of seven flats and situated in a prime residential area close to local amenities. The well proportioned accommodation comprises a good sized entrance hallway, spacious south facing bay windowed lounge with private balcony, two double and one single bedrooms, well fitted breakfasting kitchen with appliances and family bathroom with shower. The flat is finished to a very high standard and benefits from gas central heating, double glazing, entry phone system and lift. There is good storage throughout the property and all carpets and curtains are included in the price. To the front of the property is a mutual garden and there is a private garage to the rear with visitors parking. The building is factored by Charles White Limited thus ensuring a high standard of maintenance. In summary this is a well presented spacious flat offering ideal family accommodation and early viewing is highly recommended.

Location

Polwarth is situated about a mile to the south west of the city centre and is in a popular residential area with good local facilities and close to Edinburgh Napier University. There are good bus services to and from the city centre and surrounding area. The city by-pass is only a few minutes away giving access to the main motorway networks, Edinburgh International Airport and the major shopping centres. The area has a good range of local shops including a Tesco Metro as well as a bank, post office and health centre. Morningside is nearby offering an excellent array of speciality shops and a Waitrose and Marks & Spencers supermarket. Excellent local state and private sector schools are near by with George Watson's College being within walking distance. Recreational facilities in the area include the Fountain Park Leisure Complex, the Warrender Park Swim Centre and the Union Canal Walkway. Pleasant walks can be enjoyed in the Craiglockhart, Blackford and Braidhills areas and a choice of golf courses including the Braids are within easy reach.

The Accommodation Comprises

Hallway

Spacious hallway giving access to all rooms in the property. Deep shelved storage cupboard. Further cupboard housing tanks. Panel radiator. Entry phone hand set and central heating thermostat. Telephone point.

Lounge



Approximately 18'6" (into bay) x 14'1" and situated to the front of the property with south facing bay window. An elegant well proportioned room with mantle piece and marble hearth housing coal effect electric fire. Door to balcony over looking garden. Two panel radiators.

Bedroom One

Approximately 12'1" x 10'5" and situated to the rear. Mirror wardrobes. Panel radiator. Entry phone handset. TV aerial. Telephone point.

Bedroom two

Approximately 13'2" x 8'7" and situated to the front. Fitted wardrobe. Panel radiator.



Bedroom Two

Bedroom Three

Approximately 14'4" (at widest point) x 6'8" and situated to the rear. This room would also make an ideal office or study. Panel radiator.

Kitchen



Approximately 12'5" x 8'5" (including depth of units) and situated to the rear. Fitted with a range of wall and base units with contrasting work tops and inset one and a half bowl stainless steel sink unit with side drainer and mixer taps. Useful breakfast bar. Electric hob and oven. Hotpoint fridge and Indesit automatic washing machine. Wall mounted boiler. Panel radiator. Central heating programmer. Immersion heater switch. Vinyl flooring.

Bathroom

Approximately 7'7" x 7'0" with ivory three piece suite with shower above bath. Shower curtain and rail. Part tiled around bath. Panel radiator. Extractor fan. Medicine cabinet. Two towel rails. Shaver point. Useful vanity storage unit beneath wash hand basin.

Gardens

There are mutual landscaped gardens to the front of the property.

Garage

The flat has a private garage to the rear and there is visitors parking.

Factors

The property is factored by Charles White Limited of Morningside. Each flat requires to have their own buildings insurance.

