



FLAT 10 (3F3) 2 TAY STREET

POLWARTH, EDINBURGH
EH11 1EA

0131 573 0873
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FLAT 10 (3F3), 2 TAY STREET.

This third/top-floor corner flat forms part of a traditional tenement building in popular Polwarth, set within easy reach of excellent amenities, Haymarket train station, and Edinburgh's fashionable West End. The home is presented in move-in condition, finished to high standards with attractive interior design and a modern kitchen and bathroom. It also enjoys lovely elevated views, and is handily located within a controlled parking area.

Accessed via a secure entry system and shared stairwell, the flat's front door opens into a central hall with built-in storage. Defined by neutral décor and varnished wooden floorboards, it has a welcoming aesthetic which continues into the living room. Here, the decoration creates an elegant look that is homely and easy to style. There is plenty of floorspace for comfy lounge furniture and a table and chairs as well, the latter can be positioned in the bay window to make the most of the leafy elevated views. A shelved recess for display items, a picture rail, and ornate corning add the finishing touches to this delightful reception space. An open doorway leads through to the adjacent kitchen, which has an on-trend design. It pairs white cabinets with wood-toned worktops and fashionable metro-style splashbacks. It also comes with an integrated oven/grill and gas hob, as well as a freestanding fridge/freezer, and a washing machine.

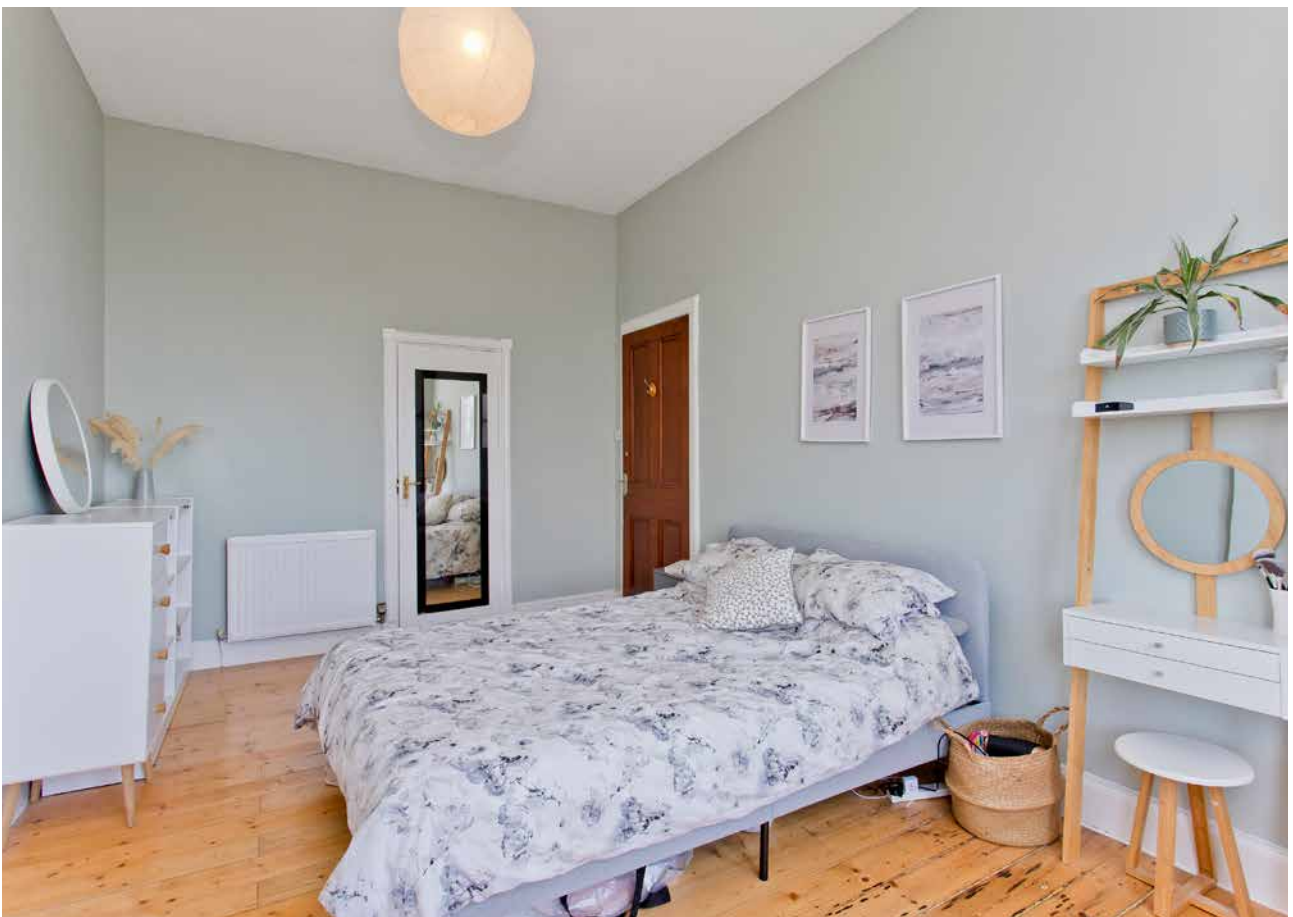


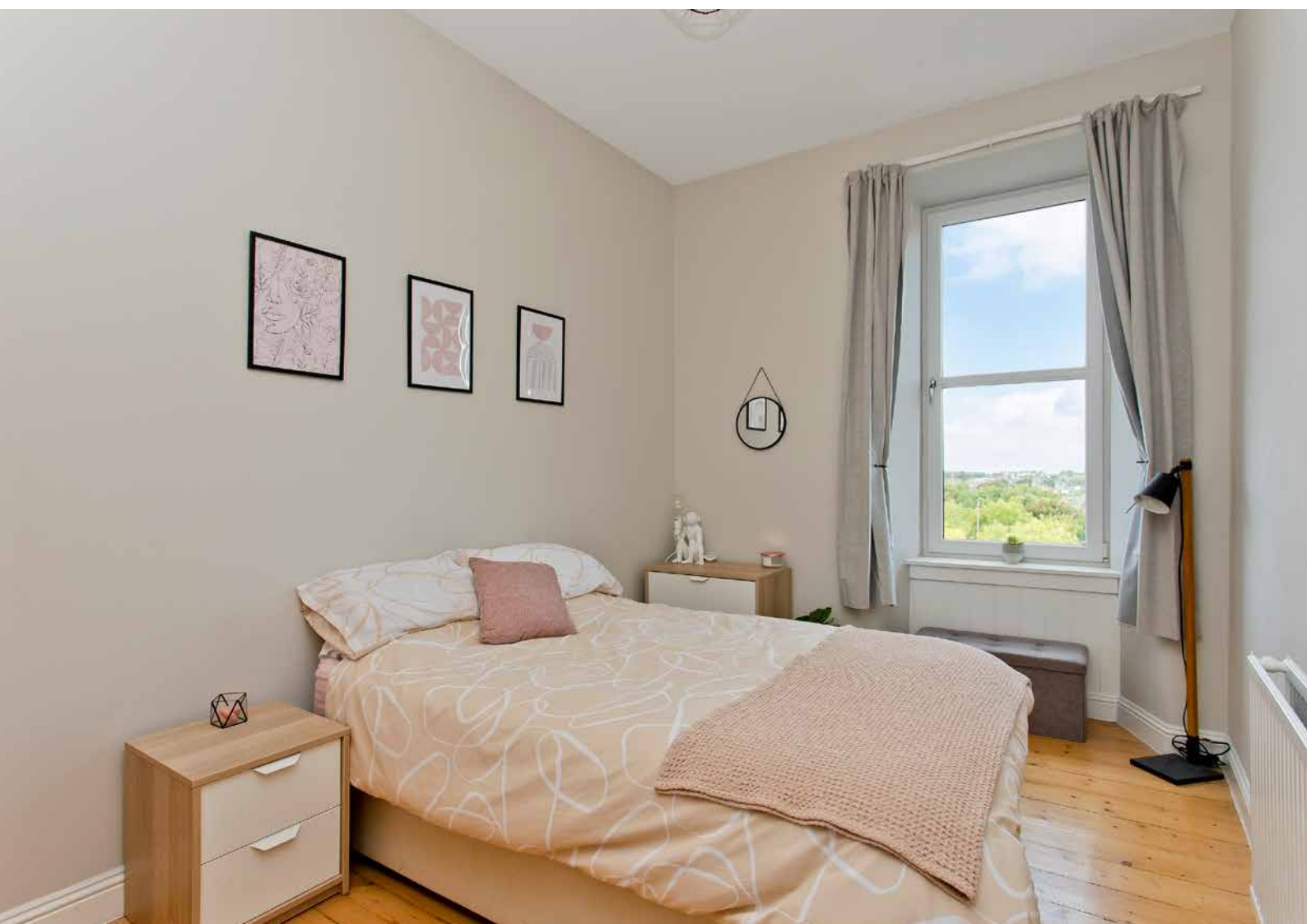


FEATURES.

- Spacious third/top-floor corner flat
- Presented in move-in condition
- Situated in popular Polwarth
- Lovely elevated views
- Lightly decorated interiors
- Welcoming hall with storage
- Living room with bay window
- On-trend modern kitchen
- Two airy double bedrooms
- Quality three-piece bathroom
- Communal garden
- Controlled permit parking (Zone S4)
- Gas central heating and double glazing

Spacious third/top-floor corner flat situated in popular Polwarth with lovely elevated views







Two airy double bedrooms, a quality three-piece bathroom & a communal garden



Meanwhile, the two double bedrooms have similar styling to the living area, enjoying varnished wooden floorboards and light neutral hues. Whilst the principal bedroom has the larger footprint with a bay window and a walk-in wardrobe, both rooms have ample floorspace for bedside furnishings. Nestled between the bedrooms is a quality three-piece bathroom, which is fitted with premium tiles, a towel radiator, and an overhead shower. The property has gas central heating and double-glazed windows throughout.

Externally, there is a communal garden for relaxing and socialising in the sun. Conveniently, controlled permit parking is also available (Zone S4).

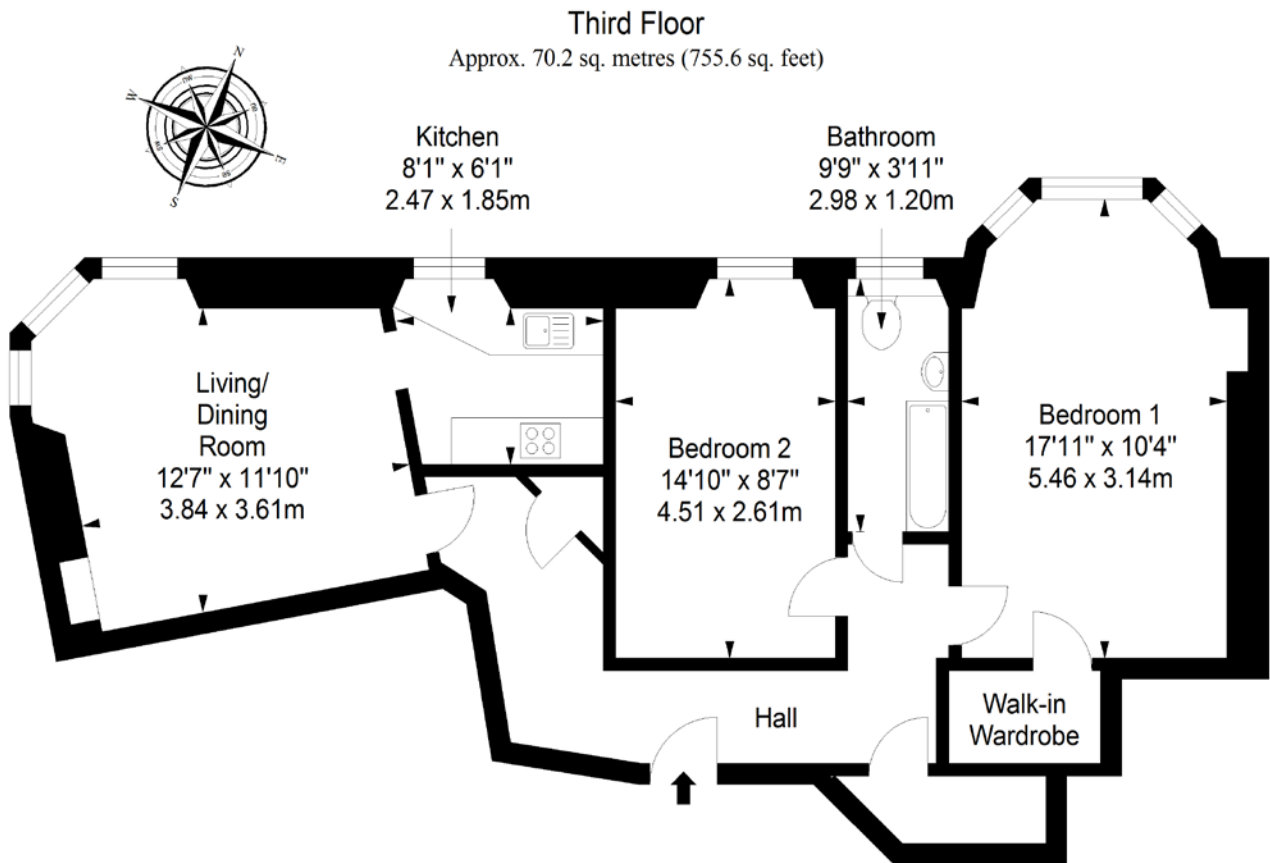
Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a fridge/freezer, and a washing machine to be included in the sale.



THE AREA.

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.



Total area: approx. 70.2 sq. metres (755.6 sq. feet)

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For more information, please contact the team:

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No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.

Our brochures are
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