

D.J.ALEXANDER



15 1f3 Yeaman Place  
Edinburgh | EH11 1BS





## Property Overview

- Hall
- Open plan living room and kitchen
- Double bedroom
- Shower room
- Double glazing and gas fired central heating
- Communal rear garden

## Description

This is a first floor one bedroom flat in a late Victorian mid-terraced tenement in the popular Polwarth district of Edinburgh and, therefore, in walking distance of the city centre. It offers an ideal opportunity for a first time purchaser or a rental investor. The nicely presented bright accommodation, it is south west facing, comprises: hall; living room incorporating an effectively planned modern kitchen with wall and floor storage, work surfaces with tiled splash backs, breakfast bar and integrated appliances; walk-in cupboard that houses the washer/drier and also provides useful storage, within the living room, at the kitchen end; comfortable double bedroom with large built-in wardrobe and naturally lit shower room with three piece suite.

## Location

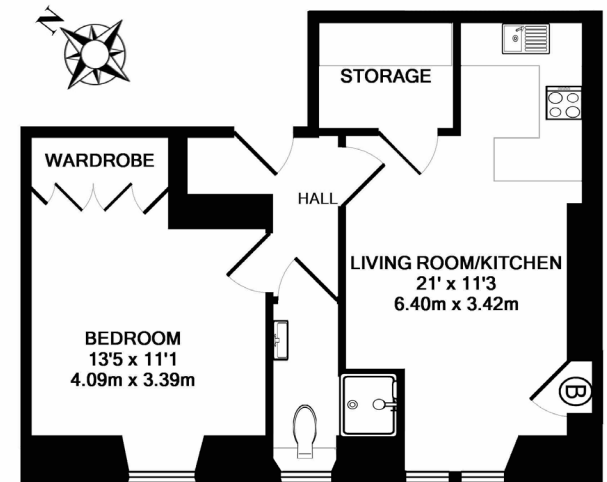
Approximately one and a half miles south west of the city centre, the popular Polwarth district offers a variety of local shops and amenities with a broader choice available in neighbouring Bruntsfield and Morningside. The Fountain Park Leisure Complex that features restaurants, bars, a multiplex cinema and leisure facilities and Edinburgh Quay with its wealth of waterside bars, bistros and restaurants are both nearby. Tollcross and Princess Street are easily accessed along the Union Canal's footpath. Regular bus services, to the city centre and surrounding areas, run close by and Haymarket railway station and access to the tram system are a mile away.

## Extras

All fitted flooring, Integrated appliances and window coverings are included in the sales

## Viewings

By appointment with DJ Alexander.



15-1F3 YEAMAN PLACE  
TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- 1: These particulars do not form part of an offer or a contract of sale.
- 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.
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