



**POLWARTH, FLAT 9, JOHN KER COURT,  
42 POLWARTH GARDENS, EDINBURGH EH11 1LN**

**Offers Around £90,000**



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## **VIEWING**

By appointment telephone 0131 247 1010

## **LOCATION**

This property is situated in the popular residential area of Polwarth which is within easy travelling distance of the city centre. There is good local shopping, including a Scotmid store, with further shopping facilities at nearby Bruntsfield and a direct bus service to the Tesco Superstore at Colinton Mains.

## **EXTRAS**

The freestanding cooker and hob are included in the price but no warranty is given as to their condition.

## **MISCELLANEOUS**

There is a monthly factoring fee payable to Bield Housing, currently £81pcm. This covers cleaning, heating and lighting of the communal areas, Building Insurance, Bield Response 24, Warden Call System, lift maintenance. Usual age restrictions apply.

Attractive first floor flat in excellent order within a modern complex of sheltered housing run by Bield Housing Association Limited. Bus stop opposite with regular services to city centre. The accommodation comprises hall, sitting room, kitchen, double bedroom and bathroom. Two large walk-in cupboards off the hall provide excellent storage space. Electric storage heating.

## **ACCOMMODATION**

### **HALL**

Fitted carpet. Central light fitting. Two large walk-in cupboards off the hall, one housing the electricity fuse box and the other the hot water tank. Both cupboards have fitted vinyl flooring. Storage heater. Doors leading off to:-

### **SITTING ROOM**

This bright room has two windows overlooking Polwarth Gardens. Fitted carpet. Triple centre light fitting. Storage heater.

### **KITCHEN**

Entered off sitting room. Window overlooking Polwarth Gardens. Good quality floor and wall units. White one and a half bowl sink, drainer and mixer tap. Tiled splashback along full length of kitchen wall. Freestanding cooker and hob. Vinyl flooring. Four-spotlight fitting.

### **DOUBLE BEDROOM**

With window overlooking Polwarth Gardens. Fitted carpet. Triple-spot central light fitting. Fitted 3-door corner wardrobe with hanging and shelving space and further built-in storage cupboard with head-height shelf and hanging rail. Storage heater.

### **BATHROOM**

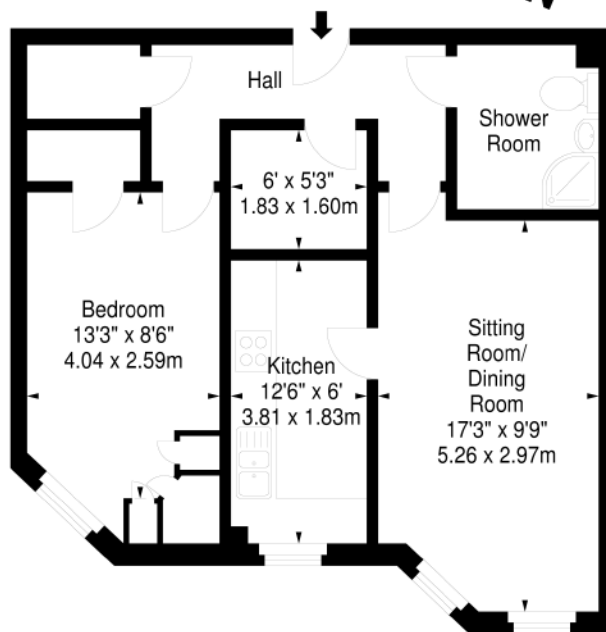
Panelled walls and laminate flooring. White wc and whb with vanity unit beneath. Corner shower unit (Mira Zest). Panel radiator.

### **CAR PARKING**

There is secure car parking situated to the rear of the building.



**John Ker Court,  
Polwarth Gardens, EH11 1LN  
Approx. Gross Internal Area  
568 Sq Ft - 52.77 Sq M**



### First Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

#### MORTON FRASER LLP

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