

18 Mertoun Place, Polwarth, Edinburgh, EH11 1JZ



Description

Charming two-bedroom, main door flat forming part of a Victorian tenement in a peaceful residential street. Set in the highly regarded Polwarth area, perfectly positioned for access to Edinburgh City Centre, Edinburgh & Napier Universities, Haymarket Railway Station and the green spaces of Harrison Park and Union Canal. This impressive home, offers spacious, comfortable, and well-planned accommodation, ideal for an individual, professional couple or young families seeking the excellent school catchment area.

Features

- Main door flat in traditional Victorian tenement
- Welcoming reception hallway with utility/laundry store
- Elegant open plan living room/kitchen/dining with bay window
- Two double bedrooms
- Patio doors leading directly to shared rear garden
- Contemporary shower room with walk in shower
- Gas central heating
- Wealth of period features
- Close to lovely walks along The Union Canal
- Highly regarded schooling nearby
- On street permit parking

Extras

The blinds, curtains, cooker, dishwasher, washing machine, tumble dryer and fridge freezer are included.

EPC Rating: D

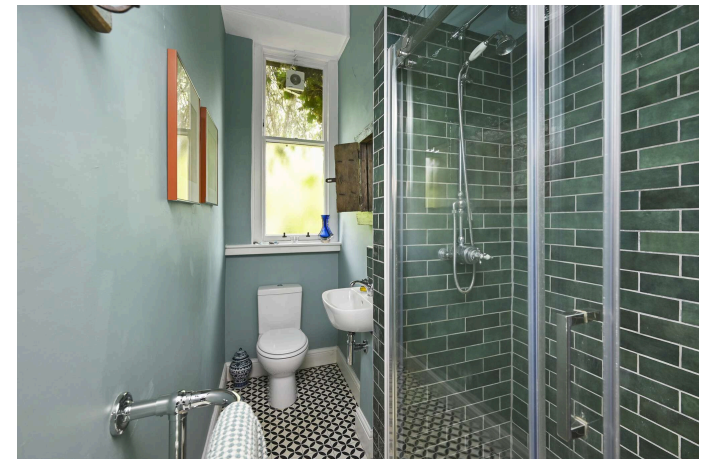
Price and Viewing

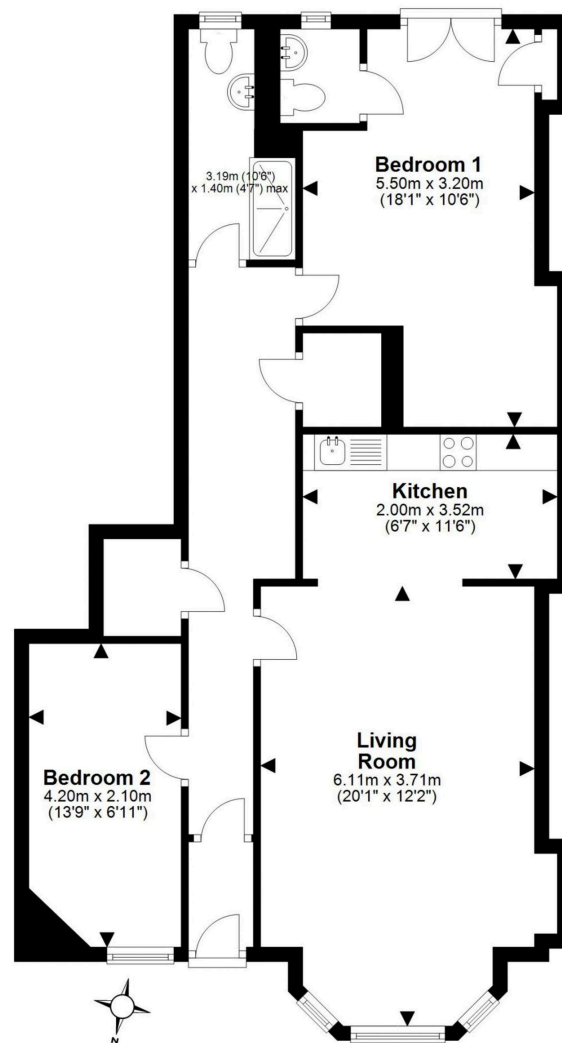
For price and viewing information or further details on this property please contact us on 0131 557 3188.



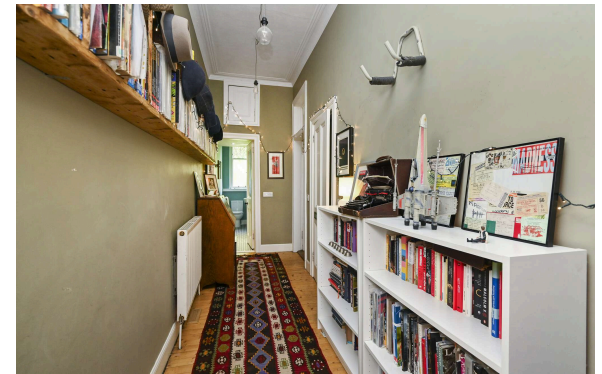
Location

A quiet residential area of south west Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Craiglockhart Leisure and Tennis Centre housing indoor and outdoor courts, and fitness classes. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is less than a five minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach. The bustling high amenity areas of Morningside and Bruntsfield are both within walking distance and boast popular bars, cafés, and restaurants. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Morningside. The location of the property is ideally positioned for Edinburgh Napier University's Merchiston Campus. Highly regarded schooling includes Bruntsfield Primary and Boroughmuir High School, and Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. Haymarket Train Station is only a short walk and offers bus/tram links to Edinburgh International Airport. Regular buses operate to and from the City Centre and surrounding areas.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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