



3/3F1, Mertoun Place, Polwarth, Edinburgh, EH11 1JU

Three-Bedroom, Third-Floor Flat

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Property Description

Bright, well-presented and spacious, three-bedroom, third-floor flat, forming part of an impressive traditional stone-built tenement, located in the popular Polwarth area, just west of Edinburgh city centre.

The accommodation comprises an; entrance hallway, living / dining room, kitchen, three double bedrooms, and a bathroom.

Tastefully finished, this period property features tall ceilings, front facing bay window, ornate cornice-work and well-proportioned room sizes.

Further highlights include a modern integrated kitchen, contemporary lighting, gas central heating, double glazing, secured entry system, and a well-maintained shared garden.

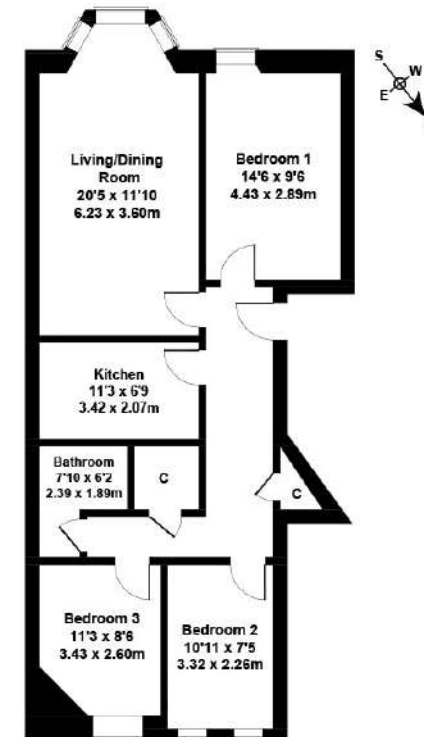
The generous hallway gives access throughout, including to a walk-in store cupboard and a press cupboard, and has space for freestanding furniture, carpeted flooring and the secured entry handset.

Set to the front is a spacious public room featuring a bay window, decorative cornice work and ceiling rose, and a gas fireplace with tasteful surround.

The kitchen is set internally off the hall, and includes granite-effect worktops, sink with drainer, a tiled surround, and an integrated washing machine, fridge/freezer, oven, gas hob and canopy.

Two well-proportioned double bedrooms overlook the gardens to the rear and include carpeted flooring and pendant light fittings; whilst a further carpeted double room is located to the front.

The bathroom is set internally off the hall and is fitted with a modern three piece suite, including a mains shower over the bath, tiled splash-walls and flooring, and recessed lighting.



Area Description





Polwarth is a popular area comprised mainly of impressive Victorian tenements, and lies just west of the city centre close to Tollcross and the West End. There is good local shopping throughout, Tollcross and Dalry road offer further amenities and supermarkets. Morningside and Bruntsfield offer a vibrant mix of independent, specialist shops, cafes and bars. The Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants; the Union canal has walk and cycle

paths, whilst Bruntsfield Links and the Meadows offer vast open green spaces. Many attractions, business and educational institutions of Edinburgh centre can be reached easily on foot along with Haymarket Station; whilst regular bus services are available from Dundee Street and Polwarth Gardens.





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