



27/2 Mertoun Place
Polwarth, Edinburgh
EH11 1JX



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Please contact us for
more information:

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Summary

This traditional first-floor flat is a beautiful two-bedroom (plus box room) property, which enjoys spacious rooms finished to high standards in neutral tones. It benefits from period architecture, with lofty ceilings and traditional charm, coupled with modern fixtures and fittings for a move-in condition. It provides buyers with an appealing blank canvas, as well as a highly desirable location in the capital. Set by the Union Canal in popular Polwarth, it is within easy reach of the city centre, as well as fantastic amenities, schools, and transport links.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- Bright and spacious first-floor flat
- Part of a traditional tenement building
- Situated in sought-after Polwarth
- Attractive décor and period features
- Welcoming entrance hall with storage
- Spacious living room with bay window
- Stylish dining kitchen with utility area
- Two bright and airy double bedrooms
- Versatile box room/nursery/office
- 3pc bathroom with overhead shower
- Communal garden and drying green
- Controlled permit parking (Zone N3)
- Traditional sash-and-case windows
- Efficient gas central heating system



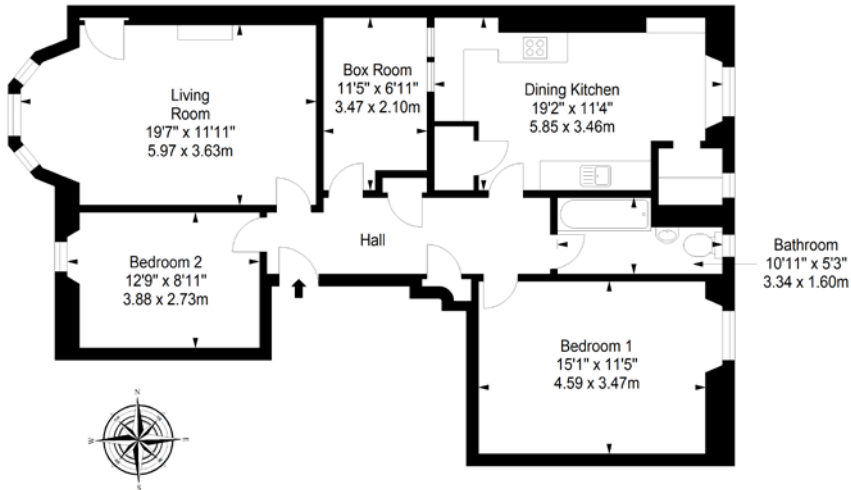






Floorplan

First Floor
Approx. 93.8 sq. metres (1009.7 sq. feet)



Total area: approx. 93.8 sq. metres (1009.7 sq. feet)

Price & Viewings

Please refer to our website
www.watermans.co.uk

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5-10 Dock Place, Leith, EH6 6LU
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Glasgow

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EPC Rating - C | Council tax band - D | Home report Value - £390,000

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