

**26/4 Mertoun Place
EDINBURGH EH11 1JY**

Offers Over £300,000

- Bay window living/dining room featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, rangemaster cooker with gas hob and electric oven and white goods included
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Well kept communal garden
- Resident permit parking



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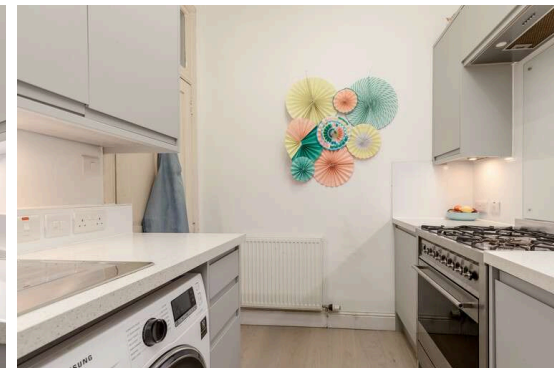
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EPC C



Upper Flat

Blair Cadell are delighted to offer to market this beautifully present two-bed flat in the heart of Polwarth. The property is in turn-key condition and would be perfect for the first time buyer or young professional and must be viewed.

The accommodation comprises of a large bay window living/dining room featuring beautiful ornate cornicing and a decorative fireplace making it the perfect place for hosting friends and family. The kitchen is fitted with a range of floor and wall mounted units, rangemaster cooker with gas hob and electric oven and white goods which are included in the sale. There are two generous double bedrooms with the master featuring built in wardrobes offering plenty of useful storage space and an en-suite fitted with a two-piece suite and mains shower with rainwater shower head. A family bathroom fitted with a three-piece suite and electric shower over the bath. Hive controlled gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden to the rear and residents permit parking.

Mertoun Place is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Boroughmuir High School, Bruntsfield primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

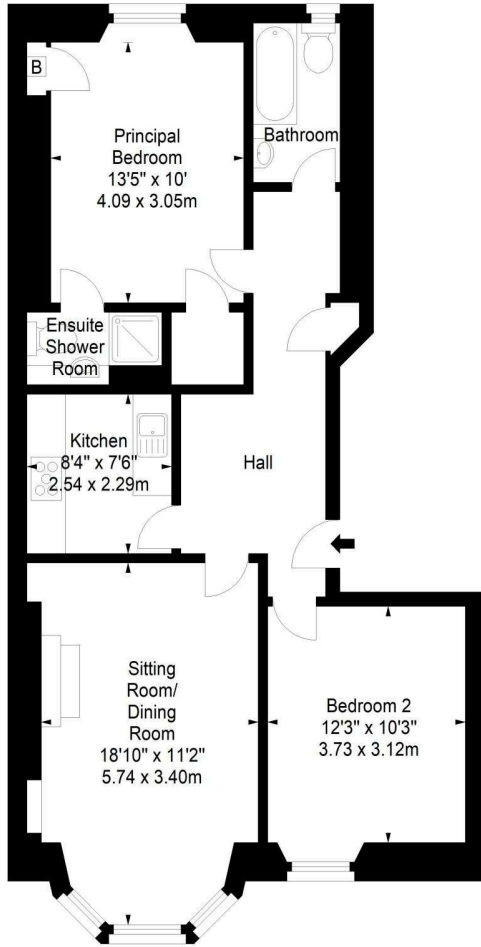
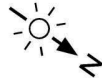




Mertoun Place,
Edinburgh,
Midlothian, EH11 1JY



Approx. Gross Internal Area
776 Sq Ft - 72.09 Sq M
For identification only. Not to scale.
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First Floor



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