

**16/6 Mertoun Place
Edinburgh EH11 1JZ**

Offers Over £355,000

- Bay window lounge featuring ornate cornice and decorative fireplace
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and utility cupboard
- Two double bedrooms
- Large box room
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents permit parking

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: Y



Top Floor Flat

Blair Cadell are delighted to bring to market this well presented top floor two bed flat in sought after Polwarth. With superb living space, the property would be ideal for a range of different buyers and must be viewed.

The accomodation comprises of a beautiful bay window lounge featuring ornate cornice, centre rose and a working fireplace making it perfect for the colder winter months. A large kitchen/diner that is ideal for hosting friends fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods available by separate negotiation along with a useful utility area. There are two generous double bedrooms both with wardrobes included offering plenty of useful storage space. A large box room which would serve as the perfect guest room or home office. Bathroom fitted with a three-piece suite and mains shower over the bath featuring a rainwater shower head. The property benefits from gas central heating throughout and well kept communal gardens to the rear of the property. Residents permit parking is also available.*Light fittings not included in sale*

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 0131 337 1800

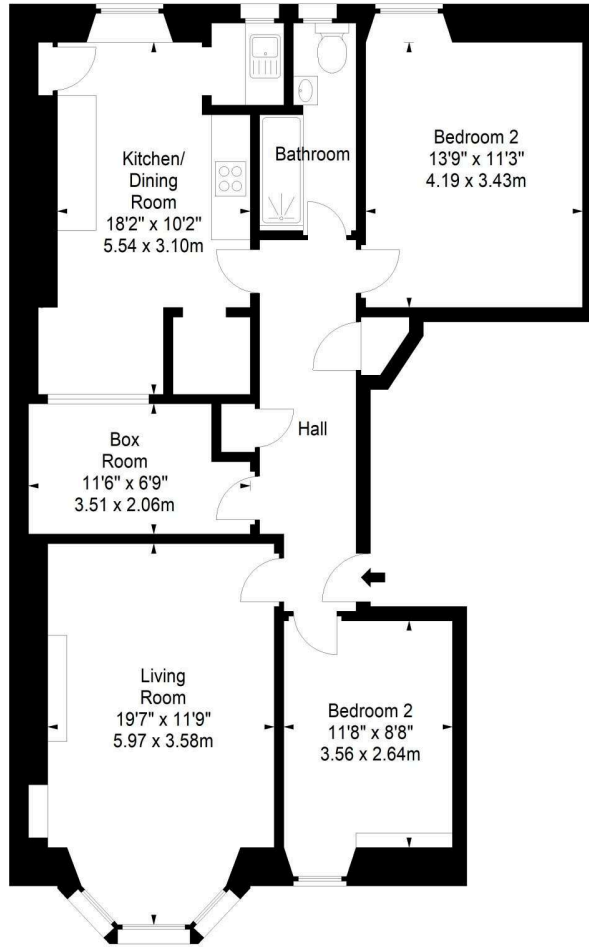
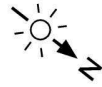




Mertoun Place,
Edinburgh,
Midlothian, EH11 1JZ



Approx. Gross Internal Area
961 Sq Ft - 89.28 Sq M
For identification only. Not to scale.
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Third Floor



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