



POLWARTH TERRACE

Edinburgh, EH11



A SUBSTANTIAL DETACHED HOME IN MERCHISTON

With self-contained garden apartment.



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Local Authority: The City of Edinburgh Council

Council Tax band: H

Tenure: Freehold

Offers Over: £2,400,000



DESCRIPTION

Polwarth Terrace is an exceptional and extensively refurbished detached home offering versatile family living across three levels, including a beautifully appointed main residence with five bedrooms and a self-contained four-bedroom garden apartment.

Set back from the street behind a secure stone wall and gated entrance, this substantial Victorian property enjoys off-street parking for several vehicles and is presented in immaculate, turn-key condition following a comprehensive renovation by the current owners in 2013.

MAIN HOUSE

Ground Floor

A grand entrance hall with solid cherry wood flooring sets the tone for this elegant home. From here, all principal reception rooms are accessed.

To the front of the house, the spacious living room is rich in period detail, with an impressive bay window, intricate cornicing, and a feature gas fireplace. The formal dining room also enjoys front-facing views whilst to the rear of the property is situated the bespoke kitchen which forms the heart of the home. The kitchen features solid wood cabinetry, a central island with quartz worktops, and high-quality integrated appliances including a Falcon range cooker, Neff fridge, freezer, and dishwasher.





The ground floor also includes a guest double bedroom with en suite shower room, a stylish conservatory with access to the rear patio, a utility room with integrated washer/dryer, and a convenient WC.

First Floor

An elegant solid wood staircase leads to the first floor where a beautifully proportioned drawing room overlooks the front garden and adjacent open green spaces.





The principal bedroom features a modern en suite shower room with underfloor heating, WC, and sink. Two further rear-facing double bedrooms benefit from similar en suite facilities, while the fourth bedroom – equally suited as a study – is positioned to the front. This room also provides access to the attic via a Ramsay ladder, housing the Vaillant boiler and twin Megaflo water tanks.

A stylish family bathroom with bath, shower, WC, sink, and integrated laundry facilities completes the floor. The property benefits from zoned heating throughout, controlled by a Nest smart thermostat system.

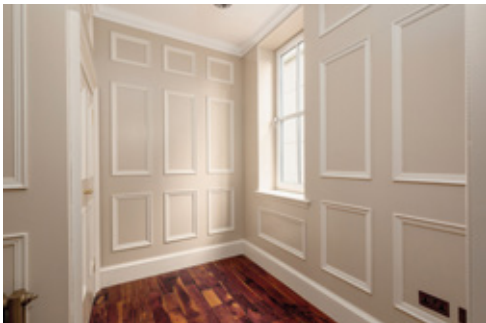
Ample storage is available across both floors.

GARDEN APARTMENT

The lower ground floor apartment offers independent access via the garage or a lockable internal staircase from the main house, making it ideal for guests, extended family, or rental purposes.

Finished to the same high standard as the main residence, the apartment features solid oak flooring and a contemporary open-plan kitchen/living/dining space with patio doors leading directly to the private rear garden. The bespoke kitchen includes matte white cabinetry, a sleek Corian worktop, walnut feature wall, and integrated Siemens appliances including an oven, induction hob, dishwasher, full-height fridge/freezer, and a wine cooler.

The principal bedroom enjoys garden access, while three additional double bedrooms provide generous accommodation. A modern bathroom with separate shower and heated tile floor is complemented by a guest WC and excellent storage throughout.





GARAGE & OUTDOOR SPACE

A single garage with electric door, power, and water is located to the side of the property and accessed via a remote-controlled gate. A paved driveway offers additional parking for two vehicles. Behind the garage is a dedicated utility room with wooden worktop, additional Vaillant boiler, and a Megaflo water tank serving the apartment.

The beautifully maintained rear garden is accessible both from the conservatory via a spiral staircase and directly from the apartment's living space.

LOCATION

Polwarth Terrace lies in the popular residential area of Merchiston, just to the south of Edinburgh's bustling city centre. The area has a vibrant and prosperous community, with handsome houses and a wide variety of shops, restaurants and recreational facilities nearby. Within easy reach are several golf courses, tennis clubs and bowling greens. In addition there are plenty of walking opportunities in the Pentland Hills, Holyrood Park, Braid Hills, Blackford Hill and the Hermitage of Braid.

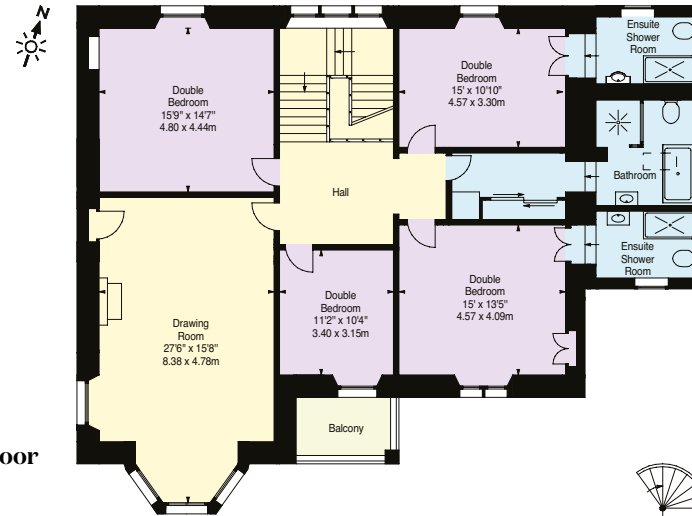
Edinburgh is renowned for its public and private sector schooling, including George Watson's College, George Heriot's and Merchiston Castle School, all of which are within easy reach of the property. Polwarth Terrace is well served by two frequent bus routes into the city centre, and the city bypass is a short drive away, offering direct access to the Forth Road Bridge, Edinburgh International Airport and most arterial routes throughout Scotland and to the South.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

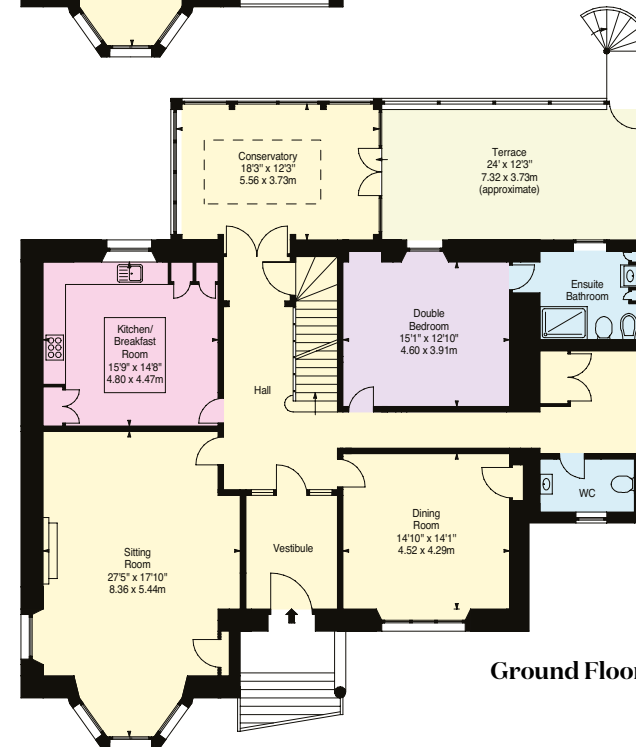
First Floor



Lower Ground Floor



Ground Floor



Approximate Gross Internal Area
5971 Sq Ft - 554.71 Sq M (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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I would be delighted
to tell you more.

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