



4/6 (Flat 3F2) Mertoun Place
EDINBURGH, EH11 1JZ

Hallway
Living Room
Kitchen/Dining Room
Two Double Bedrooms
Box Room
Bathroom
Gas Central Heating and Double Glazing
EPC: C
Council Tax Band: D

A bright and spacious top floor flat, quietly located within a traditional stone tenement in the desirable Polwarth district, southwest of Edinburgh city centre. The property boasts two double bedrooms and a box room, offering flexible accommodation, complemented by charming period features such as the large bay window and ornate cornicing. The flat further benefits from a secure entry system, a HMO license, a beautifully-maintained rear garden and is within walking distance of a variety of local amenities and within easy reach of the city centre, making it a great match for first time buyers, local or commuting professionals and investors alike.

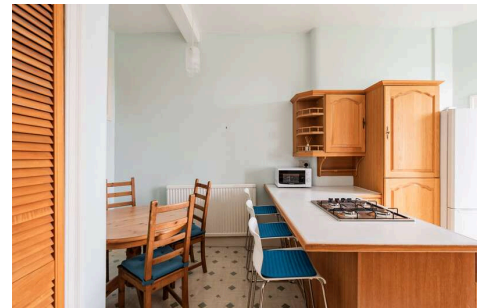
The property comprises; Welcoming hallway with two generous storage cupboards. Spacious Living room, naturally lit by a large bay window, with Edinburgh press cupboard, attractive fireplace and cornicing. Well-planned kitchen/dining room with fitted kitchen equipped with base and wall units, electric oven, gas hobs and free-standing fridge freezer. There is ample space for dining, while a charming window bench provides extra seating, a deep pantry cupboard boasts an abundance of storage, and an overhead pulley prevents washing from taking up space. A utility room hosts further base units, a basin and a new washing machine. Two quiet, carpeted double bedrooms of good size with sizeable sash windows which flood the rooms with natural light. Useful box room offering a diverse space which could be used as a single bedroom, nursery, home office or storage room. Three-piece bathroom suite with shower over bath, tiled floors and wall-mounted mirror. Gas central heating and double-glazing throughout ensures a comfortable living environment throughout all year round.

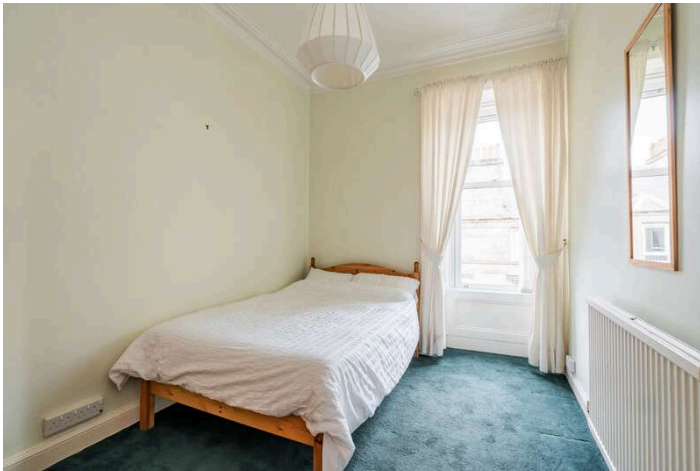
Externally, the property benefits from a well-tended communal garden and zoned parking.

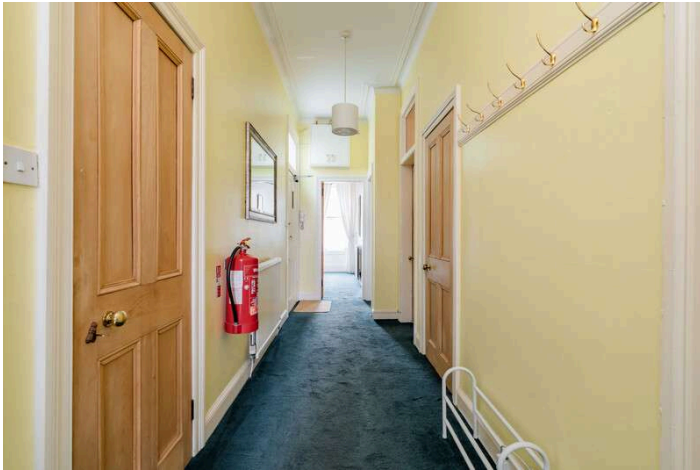
Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away, with the nearest bus stop just a stone's throw away. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks. Schooling is well represented from nursery to senior level, both in the public and private sectors.





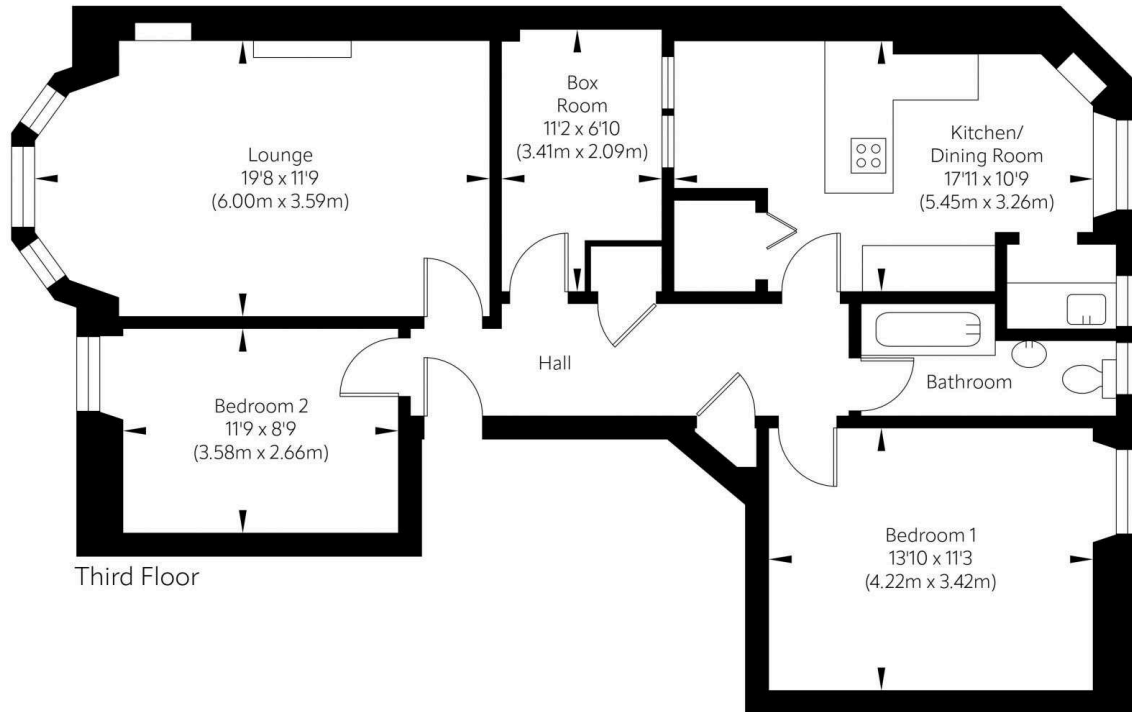








Approx. Gross Internal Floor Area 87.7 Sq M / 944 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

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