



15B Polwarth Grove
MERCHISTON | EDINBURGH | EH11 1LY



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Immaculately presented two bedroom traditional garden flat boasting a light and spacious interior extending to 907sq feet (84.3 sqm), private main door access and a superb location in a highly desirable neighbourhood close to Harrison Park and the Union Canal walk/cycleway.

Viewing is essential to appreciate this true walk-in condition home, beautifully presented throughout and nicely finished off with neutral tone decor and timber effect flooring. Plenty of space is available within the public room for relaxation and dining and the fitted kitchen lying off this room offers a good range of white storage units. There are two double sized bedrooms, each with the benefit of built-in mirrored wardrobe storage. The principal bedroom has the added feature of a stylish en-suite shower-room fitted out in a contemporary style with neutral tone tiling and wash-basin set in vanity unit. The bathroom is fitted out in a similar style with attractive fittings. An ornamental fireplace creates a cosy atmosphere in the second double bedroom, from where a triple-glazed French door directly accesses a private tucked away patio for outdoor relaxation.

- Sought after location
- Boroughmuir school catchment area
- George Watson's College nearby
- Large living/dining room
- Well fitted kitchen
- Principal double bedroom with en-suite shower-room
- Second double bedroom with fireplace and French door to private patio
- Entrance vestibule/cupboard storage
- Hallway
- Private patio to rear, with additional private garden areas to front and side
- Communal garden with shed to rear
- Private off-street parking
- Gas central heating and secondary glazing throughout

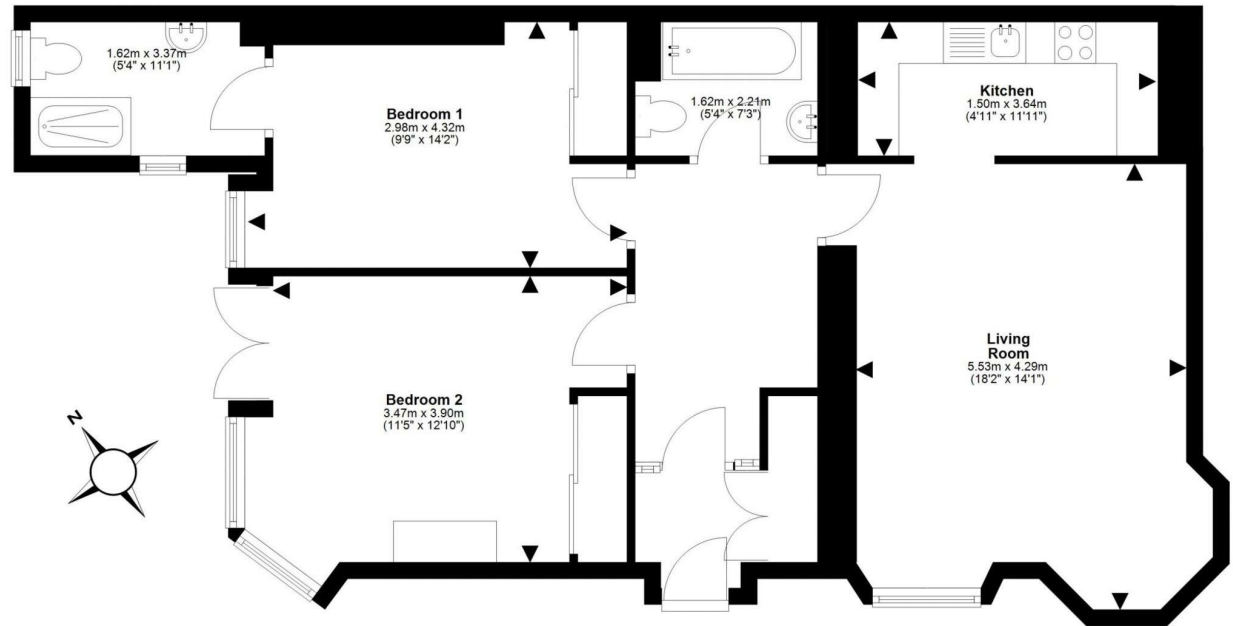
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Included in the sale will be all blinds, and the fridge freezer. EPC Rating C. Council tax Band E.

Merchiston is a prosperous area, which lies to the south of the city centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Harrison Park, Bruntsfield Links and the Meadows are within easy reach. There is an abundance of bars, restaurants and cinemas, all only a distance away. The city centre itself can be accessed in a matter of minutes by car or public transport. There is high quality schooling, both in the public and private sectors, whilst Edinburgh and Napier Universities are within easy reach. The city by-pass and main motorway networks are easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.