




COULTERS<sup>©</sup>

# 4 (2F2) MERTOUN PLACE

POLWARTH, EDINBURGH, EH11 1JZ

 3 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

This delightful second floor flat in sought-after Polwarth offers superb, generously proportioned accommodation. Situated within a traditional Victorian tenement on a quiet residential street, the property has most recently been a successful HMO but would also suit first time buyers and young families seeking the excellent school catchment area.



Inside, the layout comprises of: spacious entrance hall; bay windowed living room with shelved press; fitted kitchen with ample wall and base mounted units, electric hob & oven, extractor hood, washing machine and fridge/freezer as well as room for a small dining table; three good sized double bedrooms and a family bathroom containing a three piece suite, overhead shower and heated towel rail.

## KEY FEATURES

 Second floor flat in traditional tenement

 Three double bedrooms

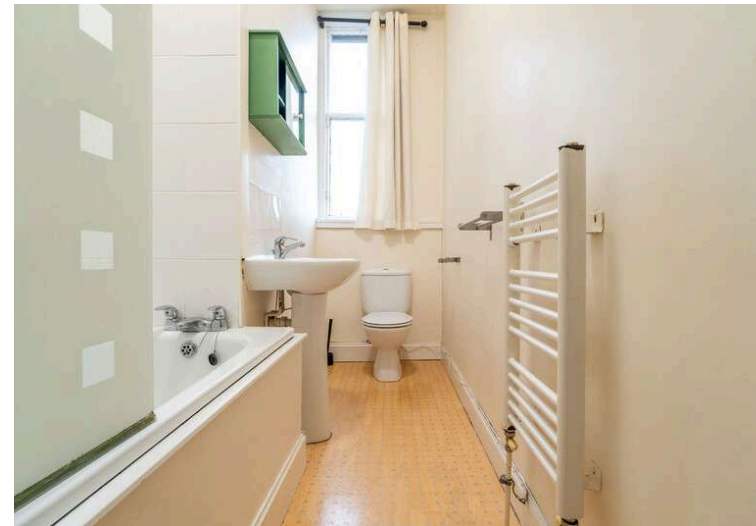
 Shared gardens to the rear

 Permit parking available

 Close to lovely walks along The Union Canal

 Highly regarded schooling nearby





The property is fitted with gas central heating and single glazed sash and case windows.

Externally there is a large, well maintained communal garden that is mainly laid to lawn. Permit holder parking is available on the streets outside.

## EXTRAS

The property is sold as seen with all light fittings, blinds, fitted flooring and integrated appliances included in the sale price.





## THE LOCAL AREA

A quiet residential area of south west Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Craiglockhart Leisure and Tennis Centre housing indoor and outdoor courts, and fitness classes. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is less than a five minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach.

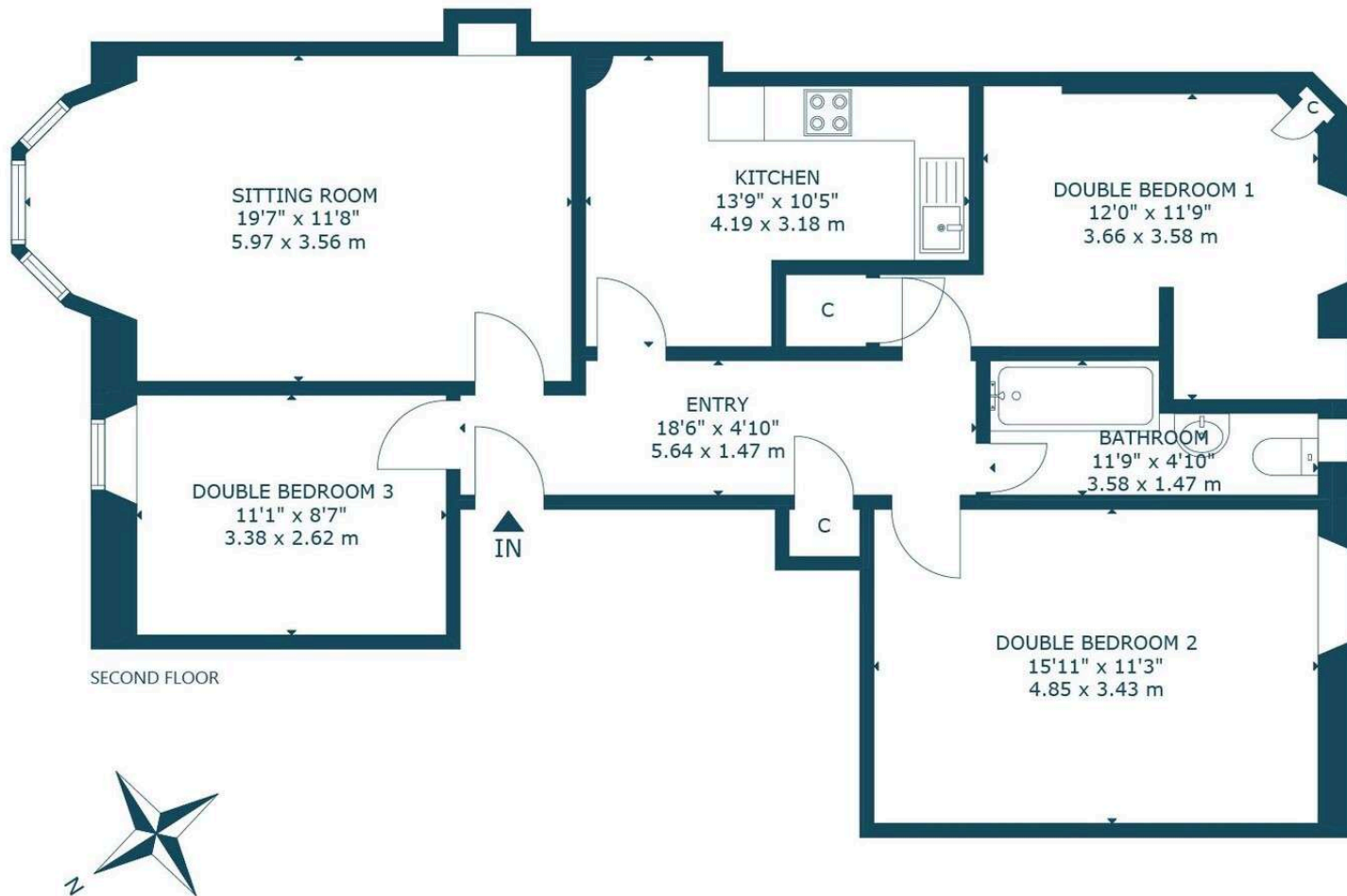
The bustling high amenity areas of Morningside and Bruntsfield are both within walking distance and boast popular bars, cafés, and restaurants. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Morningside. The location of the property is ideally positioned for Edinburgh Napier University's Merchiston Campus.

Highly regarded schooling includes Bruntsfield Primary and Boroughmuir High School, and Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. Haymarket Train Station is only a short walk and offers bus/tram links to Edinburgh International Airport. Regular buses operate to and from the City Centre and surrounding areas.





VIRTUALLY STAGED



FLAT 2F2, 4, MERTOUN PLACE, EDINBURGH, EH11 1JZ

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL AREA 909 SQ FT / 84 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.