

COULTERS[©]

9 POLWARTH GROVE

MERCHISTON, EDINBURGH, EH11 1LZ

 5 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Tucked away on a quiet, leafy cul-de-sac sits 9 Polwarth Grove, an impressive, well-presented and spacious stone built Victorian five bedroom terraced house, spanning four wonderful floors (including a large basement).

Located in the sought after area of Merchiston, this much loved home for over 40 years, well cared for by the current owners, elegantly embracing plentiful period features with style to create delightful, warm and welcoming spaces for all generations of the family.

KEY FEATURES



Extremely impressive Victorian Terraced house on a leafy cul-de-sac.



Five spacious double bedrooms, one with en-suite.



A delightful enclosed private garden with separate patio areas at each end.



Large monobloc driveway with space for two cars.



Located in the sought after area of Merchiston.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - G



The front door opens onto the entrance vestibule which in turn, through the stained glass door leads to the hall and stairs to all floors. The spacious bay windowed sitting room has a fine mantelpiece forming a wonderful focal point in the room. Additional beautiful features such as wood panelling, working shutters, cornice work, a picture rail, wood flooring and a series of fitted shelving & cupboards add both character and charm.

To the rear is an engaging, spacious dining room with ample space for the family to come together at mealtimes. Steps lead down to the bright, dual aspect fitted kitchen, which is flooded with natural light from both the sides and above. A series of wall and base mounted cabinets with wood worktops incorporate the range cooker, extractor hood, microwave, washing machine and dishwasher. A convenient WC is also located on the ground floor.





CONTINUED...

On the first floor, the comfortable drawing room (or potentially sixth bedroom) has an attractive elevated view to the front with another gorgeous fireplace with a tiled insert. The principal double bedroom has a lovely outlook to the rear with a stylish en-suite shower room (which can also be accessed from the hall). Double bedroom four is also located on this level.

On the top floor are three further attractive, light filled double bedrooms (including a fabulous views across to the nearby Union canal and over to Fife from double bedroom two) and a modern bathroom (with a double ended bath and shower over, WC and wash hand basin). A small kitchenette is also located within a cupboard in the hall.

Accessed from the ground floor is the impressively large basement area which spans the footprint of the house. Heating and hot water is provided by gas central heating.

Externally, to the front of the property there is spacious monobloc driveway with space for two cars.

To the rear is a pretty, good-sized rear garden, complete with patio areas at each end of the lawn. A timber ledge flanks one side of the fence, creating a perfect space for pot plants and hanging baskets.









THE LOCAL AREA

This property is located in the highly desirable residential area of Merchiston. A leafy and picturesque location, it is in walking distance of superb amenities at Morningside and Bruntsfield. Wonderful cafes, restaurants and independent retailers sit alongside convenience stores such as Sainsbury's Local and Tesco Metro. There is a Waitrose supermarket in Morningside and a Marks and Spencer Simply Food. The open green spaces of Harrison Park, Bruntsfield Links, and The Meadows are all close by and Blackford Hill and the Hermitage of Braid are within a few minutes' drive. Recreational amenities nearby include the famous Dominion Cinema, Church Hill Theatre, Fountain Park with its gym, cinema and well-known restaurants, and golf courses such as Braid Hills and Merchants of Edinburgh. The property is in the catchment areas for Bruntsfield Primary School, St. Cuthbert's RC Primary School, Boroughmuir High School and St. Augustine's RC High School. Highly regarded Edinburgh private schools are nearby such as George Watson's College and Merchiston Castle School. It is an ideal location for Napier and Edinburgh Universities. Regular bus services take you into the city centre in fifteen minutes, the City Bypass connecting to the motorway network is in easy reach as is Edinburgh International Airport.

EXTRAS

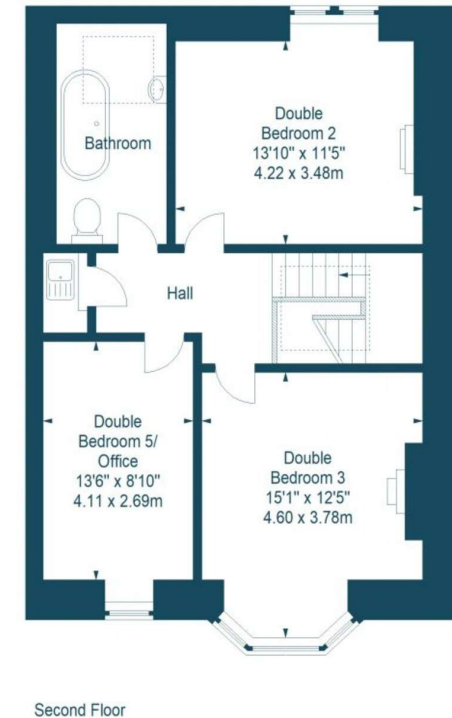
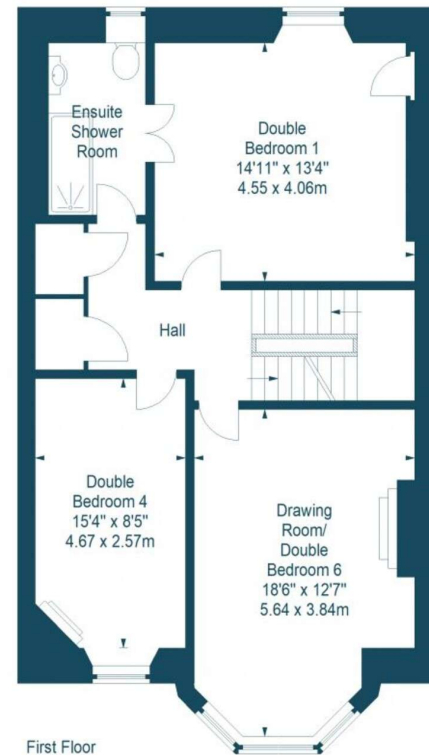
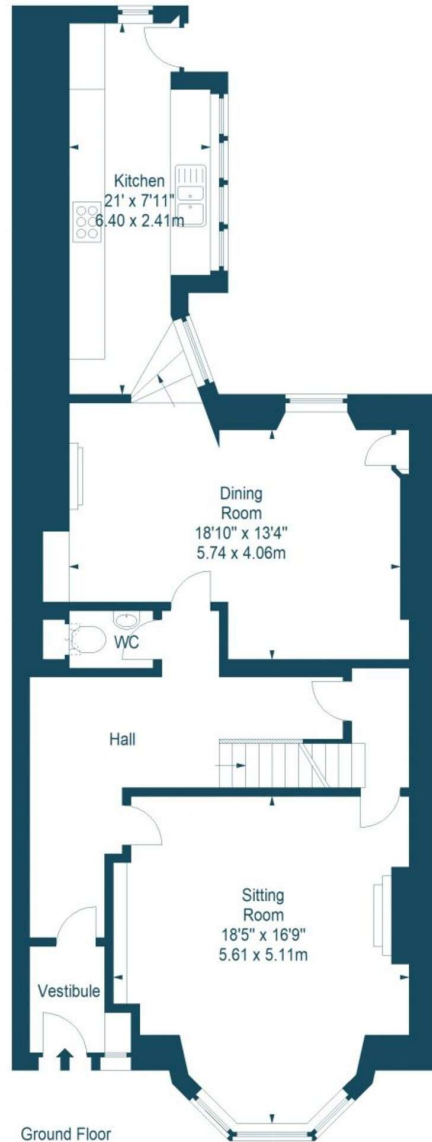
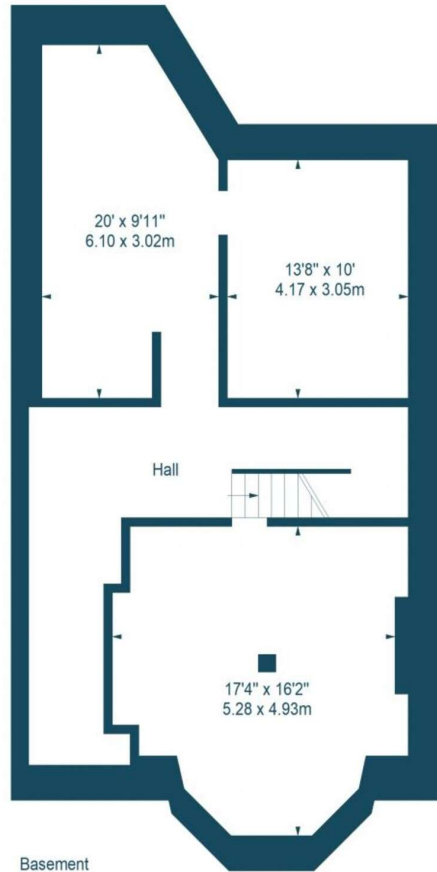
The garden shed, light fittings, fitted flooring and kitchen appliances are included in the sale price. Please note that due to sentimental reasons the light fittings in the dining room and sitting room will be removed and replaced with a standard light fitting.



Polwarth Grove,
Edinburgh,
Midlothian, EH11 1LZ



Approx. Gross Internal Area
3203 Sq Ft - 297.56 Sq M
For identification only. Not to scale.
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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.