

22 Polwarth Gardens

Merchiston, Edinburgh, EH11 1LW



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A traditional main-door

ground-floor flat in sought-after Merchiston



This main-door ground-floor flat is a beautiful two-bedroom (plus box room) city flat that forms part of a traditional Victorian building with an enviable location in the heart of Merchiston. The home has spacious rooms with high ceilings typical of Victorian architecture, with well-retained original features and modern interior design. It includes an expansive living room with a log burner, a generously appointed kitchen/dining room, and a high-quality shower room. It is finished to impeccable standards and is brought to market in move-in condition. This turn-key home will have massive appeal amongst city professionals, small families, rental investors, and first-time buyers alike.

General Features

- Ground-floor flat with stylish modern interiors
- Forms part of a traditional Victorian building
- Envable location in the heart of Merchiston
- High ceilings and well-retained period details

Accommodation Features

- Stone steps leading up to private front door
- Entrance vestibule with traditional floor tiles
- Reception hall with two built-in cupboards
- Living room with bay window and log burner
- Large, well-appointed kitchen/dining room
- Two double bedrooms with window seats
- Box room/study with generous fitted storage
- Modern shower room with a three-piece suite
- Private cellar for additional storage
- Gas central heating and sash-and-case windows

Exterior Features

- Well-kept communal garden with drying green
- Set in a controlled permit parking area (Zone S3)



Stylish

introduction with period charm

A short flight of stone steps lead up to the home's private front door which opens with a warm welcome into a vestibule with traditional floor tiles. Flowing through a glazed internal door, it expands into a reception hall with plenty of room for a choice of furnishings. Stylish décor sets the standards, while an archway, wooden floorboards, and four-panel timber doors bring further period charm. Two built-in cupboards also provide practical storage.

Unwind & socialise

The living room spans over 25 square metres, providing an expansive reception area that can host an excellent range of comfortable sofas and other furniture.

Sophisticated surroundings

With similar styling to the hall, it exudes sophistication, perfectly combining subtle grey tones and a tasteful feature wall with white detailing that brings attention to the lavish cornice work and ceiling rose. Wood finishes (including the stripped floorboards) add a warm glow of colour to the aesthetic, while a log-burning stove ensures optimal warmth. There is also an Edinburgh press cupboard for on-hand storage and a bay window that sees lots of daily sun.



A large kitchen

bringing family and friends together

The kitchen/dining room has a fashionable design, incorporating modern cabinetry in mix-and-match tones alongside sweeping wood-style worktops. It offers generous storage and counterspace, while leaving plenty of room for a large table and chairs, as well as a breakfast table.



Plenty of room

A window seat adds to its character, as does the intricate cornicing that accentuates the high ceiling. Integrated appliances ensure a sleek and cohesive finish (double oven, five-burner gas hob, extractor hood, fridge/freezer, and dishwasher).

for a large
table and
chairs and
breakfast
table



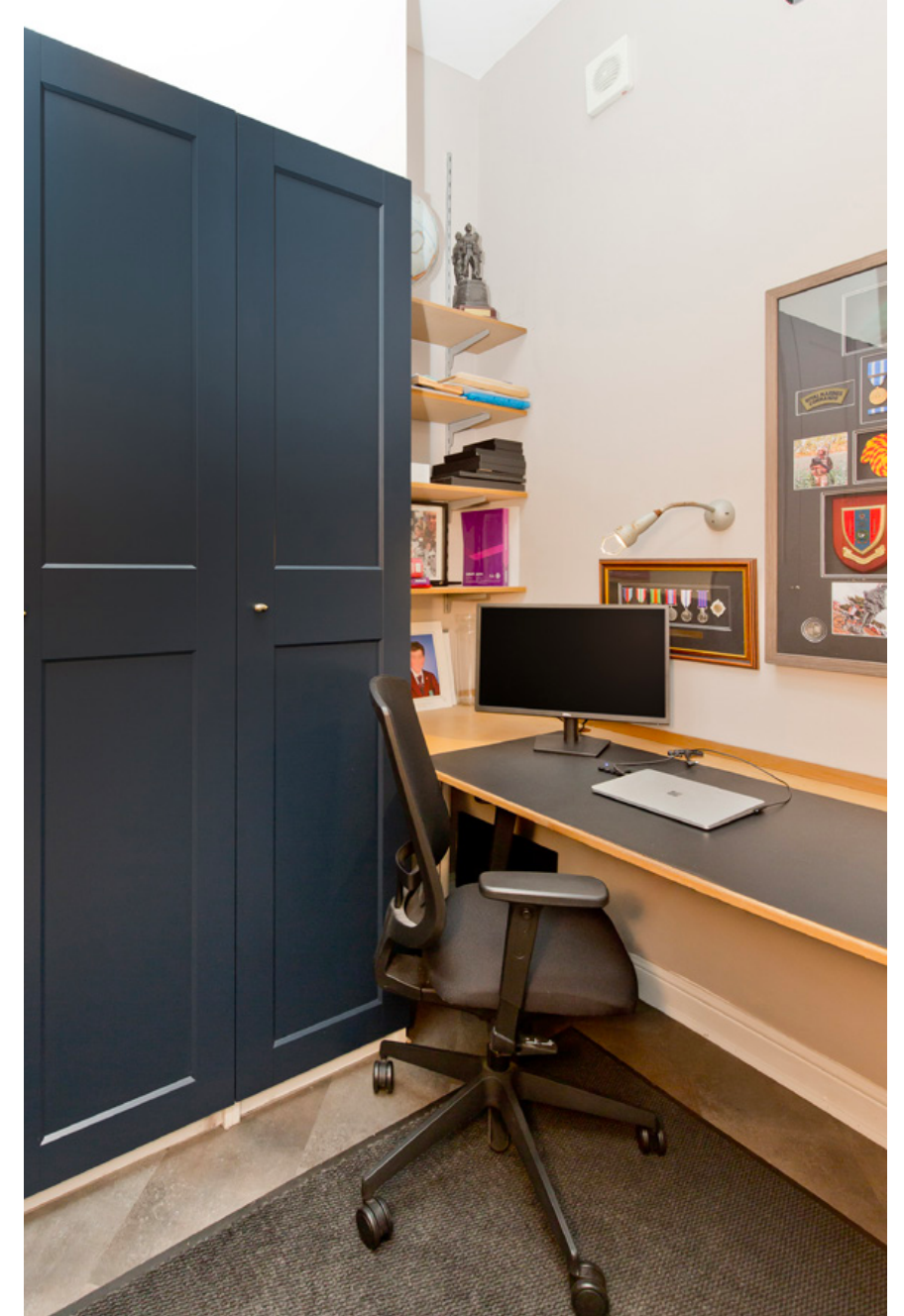
Two double bedrooms

Facing the east, the two double bedrooms catch the morning sun, both offering comfy window seats for admiring the garden views. Both rooms are attractively presented and both are laid with carpet for underfoot comfort.

Rooms that catch the morning sun

The principal bedroom has the larger footprint, enjoying a classic combination of sultry dark tones and a light accent wall.





The second bedroom and a sizeable box room just off the hall

The second bedroom is currently organised as a child's room, featuring a matching accent wall set against a neutral backdrop. In addition, there is a sizeable box room just off the hall which has generous fitted storage. It is used as a study/home office yet could work equally well as a child's play area if needed.

Extras: all fitted floor and window coverings, select light fittings (excluding the living room and second bedroom), and integrated kitchen appliances to be included in the sale.



Modern shower room

with premium tiling

Conveniently set between the two bedrooms, the shower room has a modern design, featuring a three-piece suite and premium tiling. It consists of a storage-set washbasin, a hidden-cistern toilet, a ladder-style towel radiator, and a step-in shower enclosure with a handheld and an overhead rainfall shower.

The property has gas central heating for comfort and traditional sash-and-case windows for a flood of natural light. It also has a private cellar for additional storage.



Enjoy the summer
in a delightful communal garden



Set in a controlled permit parking area (Zone S3)

Externally, there is a well-maintained communal garden that is laid with a neat lawn bordered by established plants. It is a delightful setting for enjoying the summer months with neighbours. It also comes with shared drying facilities. In addition, the property falls within a controlled permit parking area (Zone S3) ensuring homeowners have priority to park.



Property Name

22 Polwarth Gardens

Location

Merchiston, EH11 1LW

Approximate total area:

111.5 sq. metres (1200.2 sq. feet)

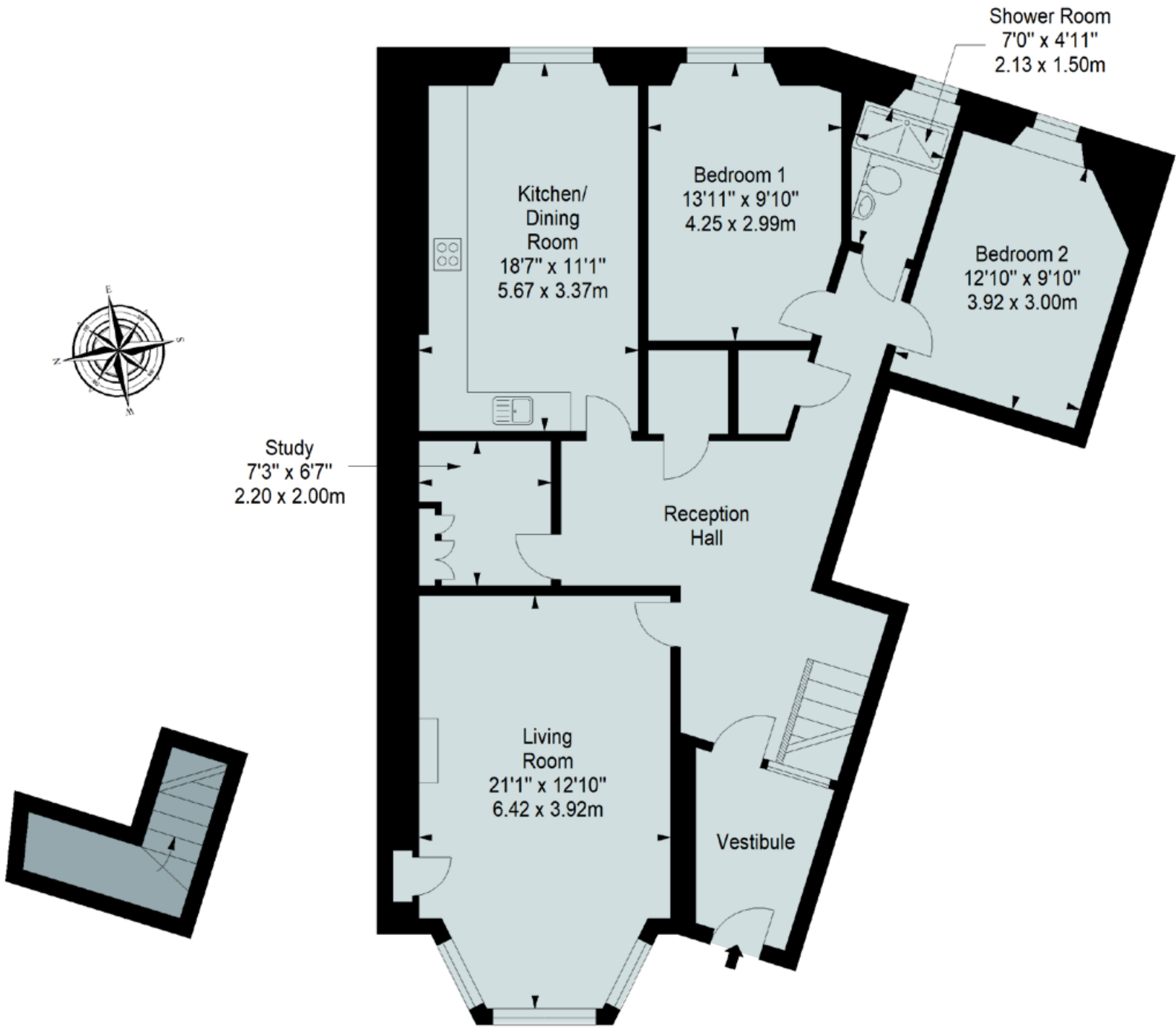
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- Cellar

EPC Rating - C

Council Tax Band - E

Home Report Value - £425,000





Highly desirable

residential suburb



Merchiston, Edinburgh

Beloved for its leafy streets, magnificent gardens and grand villas, the highly desirable residential suburb of Merchiston enjoys a tranquil setting southwest of the city centre. The area is served by an excellent range of local services and amenities, especially in neighbouring Bruntsfield and Morningside, where you will find an unrivalled selection of local and independent retailers, a thriving café culture and some of the city's favourite evening hotspots. Morningside also boasts a Waitrose and an M&S, as well as a boutique cinema and theatre. When it comes to sport and fitness, residents of Merchiston have a choice of several gyms, sports centres and yoga studios right on their doorstep, or for those who prefer the great outdoors, why not take a relaxed stroll or cycle along the picturesque Union Canal or make the short journey to the majestic Pentland Hills Regional Park. Merchiston enjoys an excellent range of schools in both the public sector, and is very well placed for some of the most prestigious independent schools in Scotland, particularly Merchiston Castle School, George Watson's College and The Edinburgh Rudolf Steiner School. Merchiston boasts fantastic public transport links across the city and beyond, and Haymarket's transport hub offers links across the city and further afield. The area also enjoys swift and easy access to the City Bypass, Edinburgh Airport and the M8/M9 motorway network.



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dream property!



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