



45/9 Polwarth Terrace,
Merchiston, Edinburgh, EH11 1NL

CALL US ON 0131 447 4747

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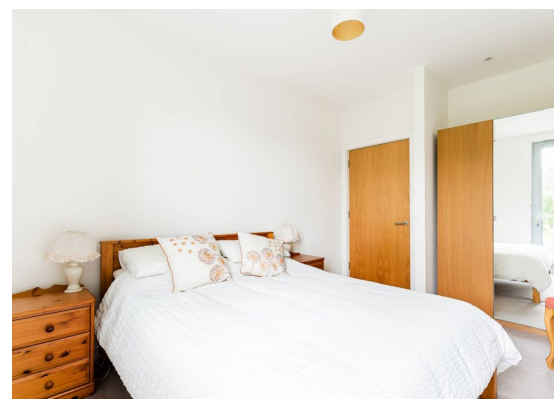
For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Welcoming reception hall with two superb walk in storage cupboards.
- Further cloakroom cupboard.
- Cupboard housing the central heating boiler.
- Superb open plan living room/dining room with access to balcony.
- Contemporary fitted kitchen with appliances.
- Utility room off.
- Master bedroom with fitted wardrobes.
- Ensuite shower room with underfloor heating.
- Good sized double bedroom with access to bathroom.
- Further double bedroom currently used as an office.
- Four-piece bathroom access from hall & Bedroom 2 with underfloor heating.
- Gas central heating.
- Double glazing.
- All bedrooms with French door with Juliet style balcony.
- Beautifully maintained communal gardens surrounding the property.
- Gated entrance.
- Gated access to parking.
- Two allocated parking spaces.
- Private storage cupboard within stairwell on ground level.
- Bike store.
- Permit & metered parking in surrounding streets.

GENERAL DESCRIPTION

A stunning second floor flat part of a quiet, exclusive modern development in the prestigious Merchiston district of the city, perfectly positioned for access into Edinburgh City Centre and close to an excellent range of local amenities. The development, with gated entrances, was built in 2014 and completed to a high standard with fabulous communal grounds and is ideal for a downsizer looking to stay within the area or perhaps for a family looking for children to go to the local private schools. The property is brought to the market in move in condition.





LOCATION

Merchiston is a prime residential area set just to the south of Edinburgh's city centre. Adjacent to both Bruntsfield and Morningside, the area has ready access to a selection of some of the city's finest shops, cafes, restaurants and bars. There are a Tesco, Waitrose and M&S Simply Food nearby. For leisurely walks, the Meadows, Bruntsfield Links and the Union Canal are within easy walking distance. There are renowned state schools within the area along with George Watson's College. Regular bus services to and from most parts of the city are available nearby. Haymarket Railway Station and the Tram Network is within walking distance from the property. For commuters, access is available to the city by-pass to the south, which in turn connects with the M8, central motorway network, the Forth Road Bridge, Edinburgh International Airport, the RBS HQ at Gogar and the Gyle Business Park.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND THE AUTOMATIC WASHING MACHINE, TUMBLE DRYER AND FURTHER FREEZER IN THE UTILITY ROOM. SOME FURNITURE AND RUGS MAY BE AVAILABLE THROUGH NEGOTIATION. THERE WILL BE NO GUARANTEES GIVEN FOR THE WHITE GOODS.



COUNCIL TAX BAND 6.
TRAIN STATION APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
AIRPORT APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

FACTORING NOTE:
THE DEVELOPMENT IS FACTORED BY TRINITY FACTORS AT AN APPROXIMATE CHARGE OF £3,200 PER ANNUM. THIS COVERS THE MAINTENANCE OF ALL THE COMMUNAL AREAS INCLUDING THE LIFT AND THE BLOCK'S BUILDINGS INSURANCE.

**Polwarth Terrace,
Edinburgh,
Midlothian, EH11 1NL**



Approx. Gross Internal Area
1344 Sq Ft - 124.86 Sq M

Store

Approx. Gross Internal Area
16 Sq Ft - 1.49 Sq M

For identification only. Not to scale.

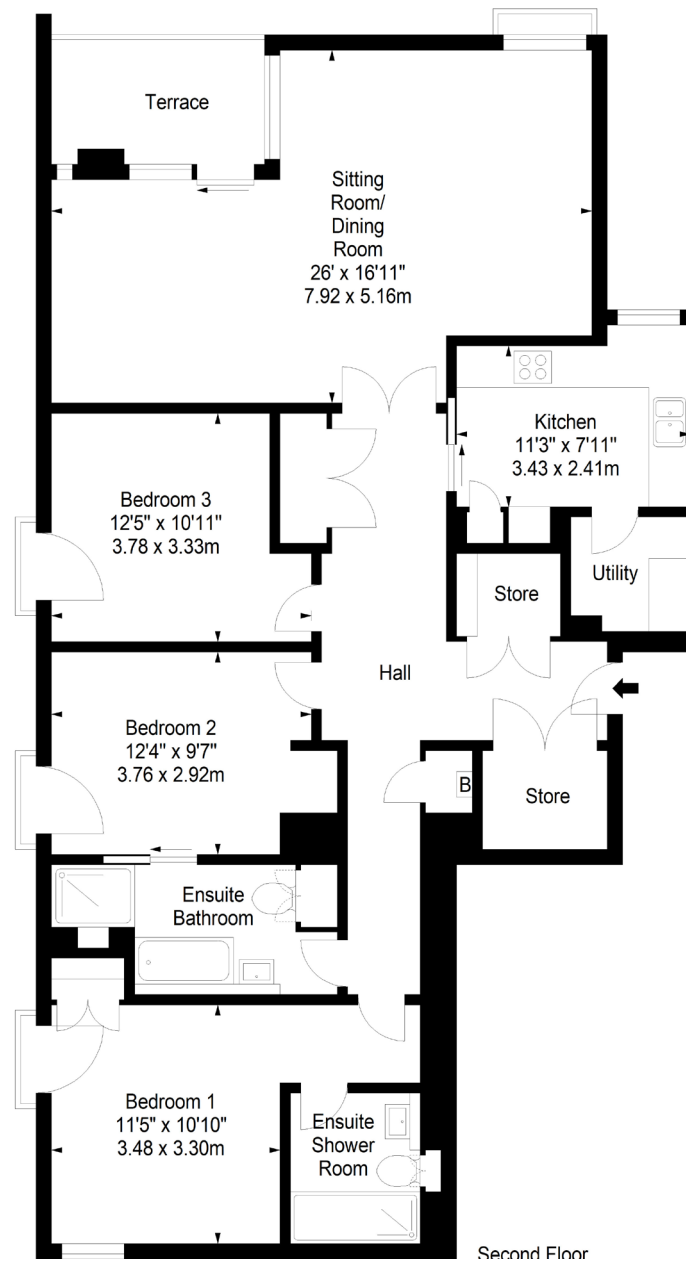
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**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.