



33/4 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.
- Fabulous communal hallway with carpeted staircase, stained glassed window & cornicings.
- Reception hall with excellent storage.
- Superb generously proportioned living room/dining room with feature fireplace.
- Double doors leading to attractive breakfasting kitchen with appliances.
- Master bedroom with fitted wardrobes & ensuite shower room.
- Further double bedroom.
- Spacious contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazed sash & case windows.
- Many original features.
- Beautifully maintained communal grounds.
- Allocated parking space.
- Visitor's parking.



GENERAL DESCRIPTION

A stunning first-floor flat, forming part of a converted Victorian building in the highly desirable and much sought-after Merchiston district of the city. The are just four flats within the building which is in close proximity to an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. Suitable for a range of buyers, including somebody downsizing and looking to stay in the area plus a professional person or couple, the property boasts many original features.

FACTORING NOTE:

The development is factored by Hacking & Paterson with an approximate charge of £260 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 1.5 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

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

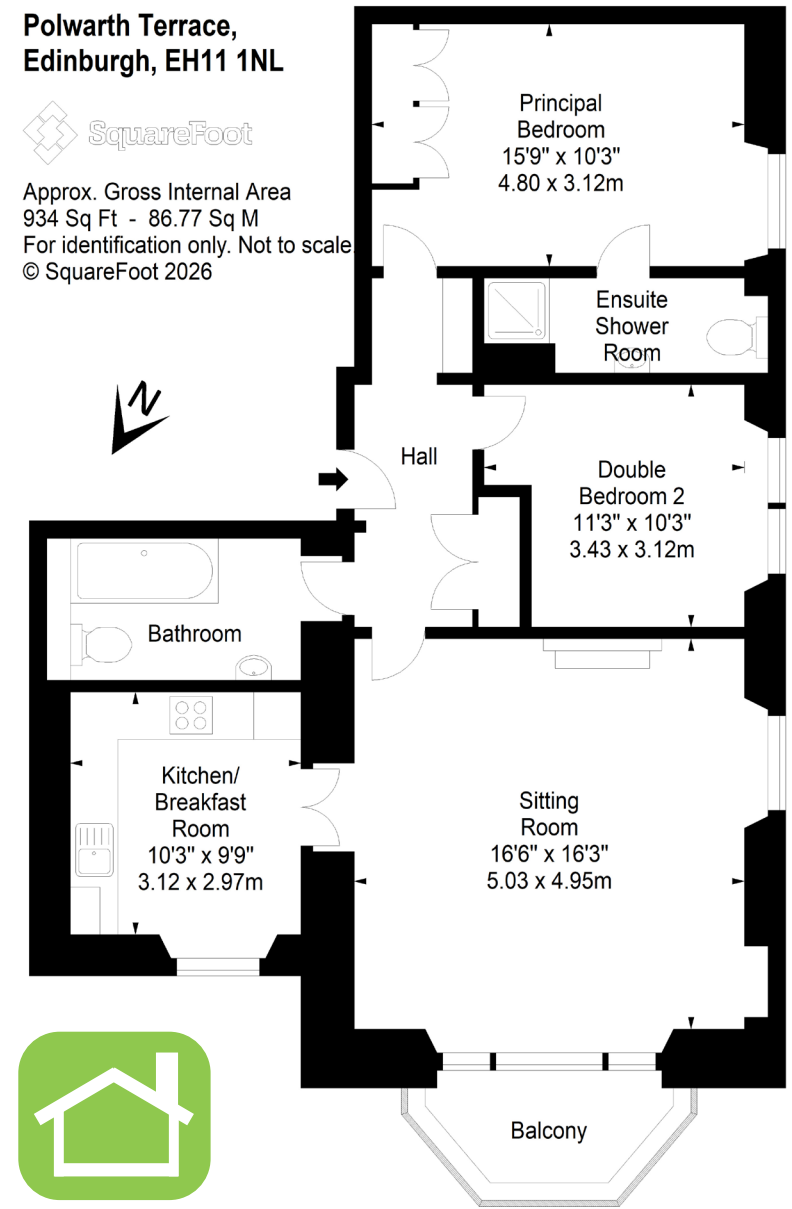
EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, AND DISHWASHER. THE MIRROR IN THE LIVING ROOM/DINING ROOM AND TV IN THE BEDROOM WILL BE INCLUDED IN THE FOR SALE PRICE. THE TV IN THE LIVING/DINING ROOM, TABLE & CHAIRS WITHIN THE BREAKFASTING KITCHEN AND CURTAINS MAY BE AVAILABLE THROUGH NEGOTIATION.



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Approx. Gross Internal Area
934 Sq Ft - 86.77 Sq M
For identification only. Not to scale
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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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.