



3/1 Mertoun Place,
POLWARTH | EDINBURGH | EH11 1JU


warners
solicitors & estate agents





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Well presented, one bedroom first floor flat boasting an effortless blend of contemporary and traditional features, forming part of a well maintained traditional Victorian tenement. Pleasantly positioned within the highly desirable and convenient area of Polwarth, the property is within walking distance of a variety of local amenities and within easy reach of the city centre with good road links. The interior is bright and generously proportioned throughout with a handy utility cupboard and a box room which can be utilised as a guest room, store room and/or study. The property further benefits from a secure entry system, well kept communal garden to the rear, and comprises;

- Welcoming entrance hallway with storage
- Generous front facing bay windowed living/dining room with fireplace, living flame gas fire and Edinburgh press
- Well appointed dining kitchen fitted with modern units, with pantry cupboard and utility off
- Double bedroom
- Generous box room with flexible uses
- Lovely bathroom with mains shower over bath
- Gas central heating and double glazing
- Fantastic storage options
- Well kept communal rear garden
- On street residents' permit parking

Council Tax: C , Energy Rating: C

Communal cleaning charge of approx. £6 per month

Extras: Fixtures and fittings, oven, hob, fridge freezer, and washing machine.

Other items including dining room table, sofas, wardrobe, chest of drawers, and coffee table can be negotiated separately.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much-respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.



