



**Thorntons**   
The right way to move

## 20 Mertoun Place

Polwarth, Edinburgh,  
EH11 1JY



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## Summary

Introducing a two-bedroom ground floor, main-door flat, which forms part of a charming tenement in the sought-after suburb of Polwarth, comes with ready-to-let interiors and some lovely retained period features. The city home comprises a large bay windowed living room, a stylish integrated kitchen, a sunny principal bedroom with French-doored garden access, fitted storage and a fireplace, plus a second southwest-facing bedroom, extensive cellar storage, and a bathroom with a shower-over-bath. Outside is zoned permit parking, a private front garden and a communal rear garden with a drying and seating area.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale

## Features

- Sought-after ground-floor, main-door flat
- Part of a handsome tenement in Polwarth
- Modern interiors with lovely period details
- Entrance vestibule and hall
- Bay windowed living room with fireplace and press
- Ultra-modern fitted kitchen
- Sun-filled main bedroom with rear garden access
- Versatile sunny second bedroom
- Family bathroom with overhead shower
- Private front and communal rear gardens
- Communal drying and seating area
- Zoned permit parking for residents
- Gas central heating and double glazing





“A two-bedroom city home with a spacious living room, a fitted kitchen, a family bathroom, lovely gardens and residents parking.”











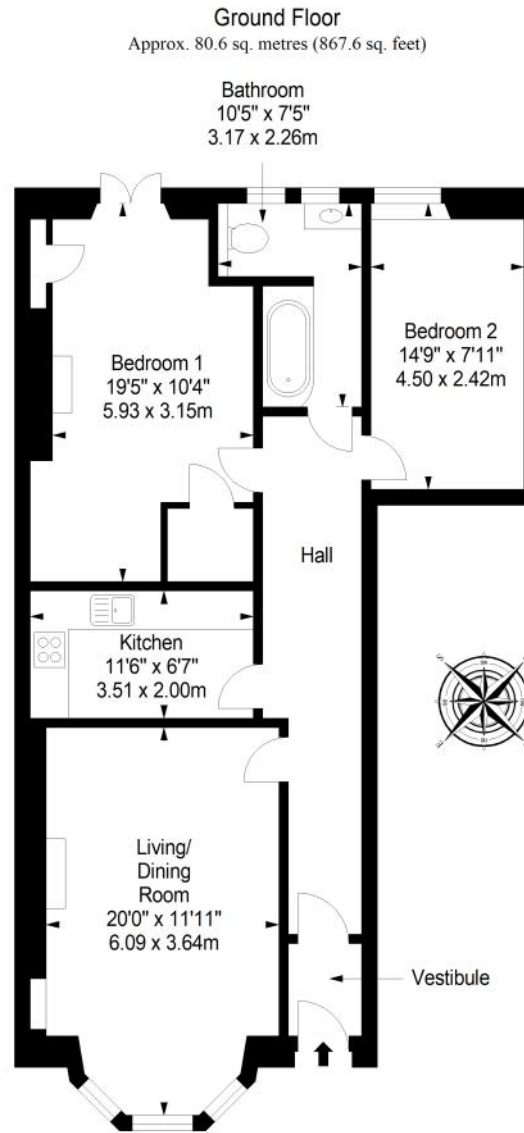
“This well-presented two-bedroom ground-floor, main-door flat has direct garden access, shared to the rear and private to the front.”







# Floorplan



Total area: approx. 80.6 sq. metres (867.6 sq. feet)



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