



3/2, Mertoun Place, Polwarth, Edinburgh, EH11 1JU

Exceptionally Spacious & Well-Presented Three Bedroom, First Floor Flat

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Property Description

Exceptionally spacious and well-presented three bedroom flat, set on the first floor of a traditional stone-built tenement. The property is located in Edinburgh's desirable Polwarth area, to the southwest of the city centre.

Comprises: an entrance hallway, living/dining room, kitchen, three double bedrooms, en-suite WC, and a bathroom.

This period property includes tall ceilings, a front-facing bay window, stripped-wood doors, varnished original wood flooring, ornate plasterwork and a traditional-style fireplace.

Further highlights include a modern fitted kitchen, gas central heating, double glazing, and a secure entry system. There is a shared garden to the rear and ample permit on-street parking to the front and on surrounding streets.

A generous hallway gives access throughout and features varnished wood flooring, two built-in store cupboards, and the secured entry handset.

With a front aspect bay window, the impressive lounge is afforded plenty of natural light further accentuated by tall ceilings. In addition, it offers decorative cornice-work and a ceiling rose, an ornate fireplace, press cupboard, carpeted flooring, and ample space for both living and dining furniture.

Set internally off the hall, the kitchen has fitted units with stone-effect worktops, a tiled surround, unit downlighting, and a sink with drainer. Appliances include a freestanding washing machine, fridge/freezer, and an integrated oven and induction hob.

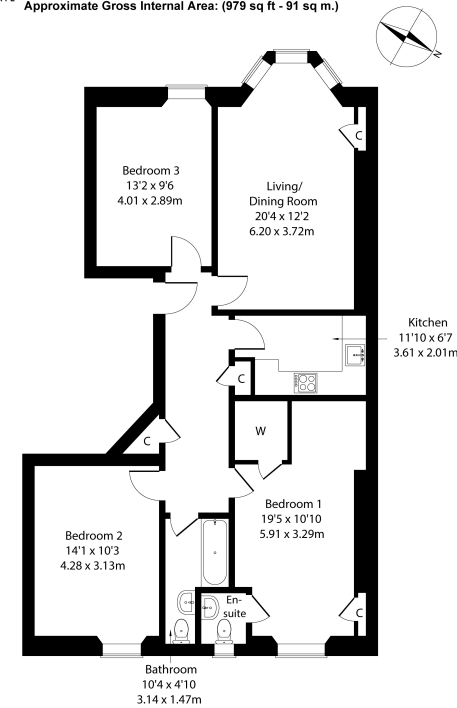
Rear-facing, the well-proportioned master bedroom includes a press cupboard and an en-suite WC. Two further well-proportioned double bedrooms are set to both aspects and feature carpeted flooring, cornice-work, and pendant light fittings. Completing the accommodation and set to the rear, the bathroom is fitted with a three-piece suite, including a mains shower over the bath.

A Virtual 360 Tour is available online.

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Approximate Gross Internal Area: (979 sq ft - 91 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Polwarth is a popular area comprised mainly of impressive Victorian tenements, and lies just west of the city centre close to Tollcross and the West End. There is good local shopping throughout, with Tollcross and Dalry Road offering further amenities and supermarkets. Scenic walks and cycleways can be found along the Union Canal, whilst the Bruntsfield Links and the Meadows offer vast open green spaces. Neighbouring Morningside and Bruntsfield offer a vibrant mix of

independent specialist shops, cafes and bars and The Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants. Many attractions, business and educational institutions of Edinburgh centre can be reached easily on foot, as can Haymarket Station with its connections via tram and rail for further onward travel. Regular bus services are also available from Dundee Street and Polwarth Gardens.





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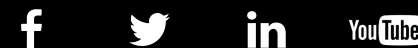
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