



## 33/8 Mertoun Place, Polwarth, Edinburgh, EH11 1JX

Beautifully Presented & Exceptionally Spacious, Four-Bedroom, Third (Top) Floor, Corner Bay, Double-Upper Flat

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# Property Description

Beautifully presented and exceptionally spacious, four-bedroom, third (top) floor, corner bay, double-upper flat, forming part of a traditional stone-built tenement. Set on a quiet side street in Edinburgh's desirable Polwarth area, to the south-west of the city centre.

Comprises an entrance hallway, living room, kitchen, four double bedrooms, a wet-room style shower room, and a family bathroom.

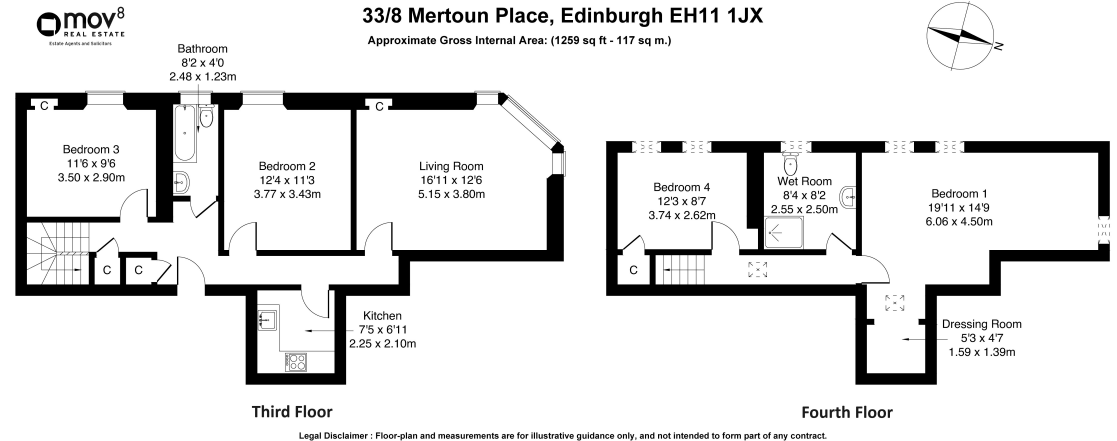
Rarely available, highlights include a quality fitted kitchen, stylish bathrooms with Travertine tiling and underfloor heating, and tasteful modern decor - ready-to-move-in. This period property also features a corner aspect bay window, a feature fireplace, cornice work, tall ceilings and generous room sizes.

Further highlights include a NEST gas central heating, double glazing, recessed spotlighting, and Velux windows with automatic blinds. Furthermore, there is a secure entry system, a secluded and well-maintained shared garden to the rear, and ample zoned street parking to the front and surrounding streets.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper floor, and throughout the lower floor, including two convenient storage cupboards. A stunning living room with a corner aspect bay window, enjoys plentiful natural light, with features including a living flame gas fireplace with a tasteful surround, period cornice work, an 'Edinburgh Press' and Bruce Oak flooring continuing from the hall. Set internally off the hall, a quality fitted kitchen features Oak worktops, a sink with a drainer, and a tiled surround; with integrated appliances including an oven, an electric hob, a microwave, a dishwasher, and a fridge/freezer.

Bedrooms two and three are similarly well-sized and finished, with light decor and carpeted flooring; bedroom two also has a feature fireplace, whilst bedroom three is currently used as a dining room. Completing the lower floor, a stylish bathroom is fitted with a modern three-piece suite, including an electric shower over the bath, Travertine tiled splash walls and flooring, a ladder-style radiator, spotlighting, a fitted mirror and bespoke towel and soap holders.

On the upper floor, bedroom one offers an exceptionally generous room, with light decor, spotlighting, Velux windows, carpeted flooring, and a walk-in dresser; whilst bedroom four, also features light decor and Velux windows. Completing the accommodation, a fully tiled wet room



# Area Description

Polwarth is a popular area comprised mainly of impressive Victorian tenements, located 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, businesses 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. Catchment area for Bruntsfield Primary and Boroughmuir High school.





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