



8 Mertoun Place
Polwarth, Edinburgh, EH11 1JZ

CALL US ON 0131 447 4747

8 Mertoun Place, Polwarth, Edinburgh, EH11 1JZ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Main door with entrance vestibule.
- Bright and generous entrance hallway with two storage cupboards.
- Spacious bay window living room with impressive feature fireplace and ample room for dining area.
- Newly modernised kitchen, finished to a beautiful standard. Featuring floor and wall-mounted units, integrated hob, oven, extractor hood, integrated fridge/freezer, dishwasher and washing machine. Benefiting from a breakfasting bench and chairs.
- Double bedroom, quietly situated to the rear of the property, with door out to rear garden. Space for study area, benefits from a large wardrobe space, a feature fireplace and en-suite shower room.
- Sunny second double bedroom to the rear. Feature fireplace and space for storage.
- Newly updated bathroom, comprising of bath with shower over, WC, wash-hand basin with wall-mounted storage unit and wall-mounted heated towel rail.
- Private garden to the front of the property and well-maintained communal garden to the rear.
- Gas central heating.
- Double glazing.
- Original features.
- Permit and metered parking.



GENERAL DESCRIPTION

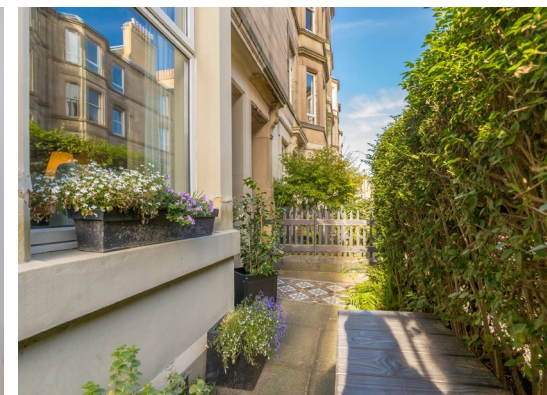
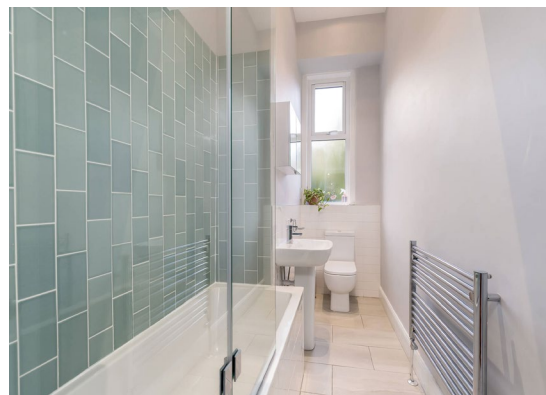
A stunning and immaculately presented main door flat forming part of a traditional tenement building in the vibrant Polwarth district of the city. Perfectly positioned to access the city centre and a wide range of local amenities nearby. The bright, spacious and newly upgraded property offers generous living accommodation and would be suitable for a range of buyers including a young family, a couple or perhaps for letting purposes.

LOCATION

Polwarth is a popular and convenient residential area of the capital which lies approximately three miles south west of the city centre. It is ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical sites. Whilst, the surrounding area plays host to a selection of popular eateries and all accessible by foot. Princes Street and the city centre are within easy reach via many and frequent bus services, or simply through a pleasant stroll along the Union canal walkway/ cycle path. Nursery through to senior schooling is available within a few minutes on foot lying within Bruntsfield primary and Boroughmuir High catchments, both of which have excellent academic reputations. Edinburgh University, Edinburgh Art School and Napier Universities are all within easy reach, as are the added amenities of both Bruntsfield and Morningside. The Fountain Park Leisure Complex with its Cinema, Health Club, Casino and restaurants is within a few minutes on foot, as are the wonderful green spaces of Bruntsfield Links and the Meadows.

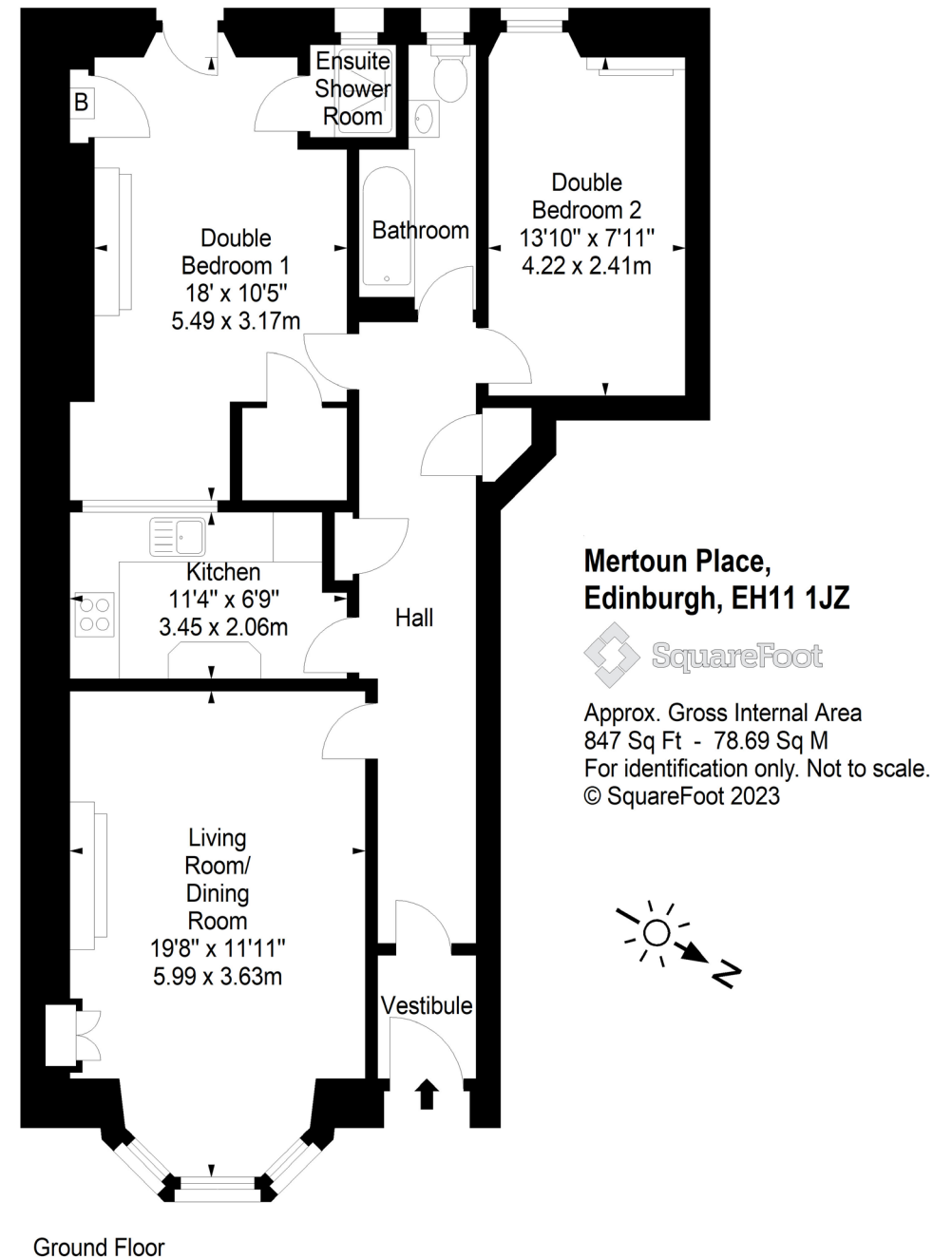
COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

EXTRAS:
ALL CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, EXTRACTOR HOOD, INTEGRATED FRIDGE/FREEZER, WASHING MACHINE AND INTEGRATED DISHWASHER.





**ENERGY PERFORMANCE
CERTIFICATE RATING D**



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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.