



26/3, Merchiston Avenue, Edinburgh, , EH10 4NZ

Light & Beautifully Presented Two-Bedroom, Third-Floor (Top) Flat

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Property Description

Light and beautifully presented, two-bedroom, third-floor (top) flat forming part of a traditional stone-built tenement. Located in the prestigious and sought-after Polwarth area, just southwest of Edinburgh city centre.

Rarely available, this spacious apartment features exceptional city skyline views from both aspects, including the Pentland Hills and Edinburgh Castle.

Highlights include a modern kitchen with appliances, a luxury bathroom with under-floor heating, period cornice work, an impressive fireplace and tall ceilings. In addition, there is HIVE central heating with a booster tank, double glazing, spot lighting, skylight windows, and light neutral decor.

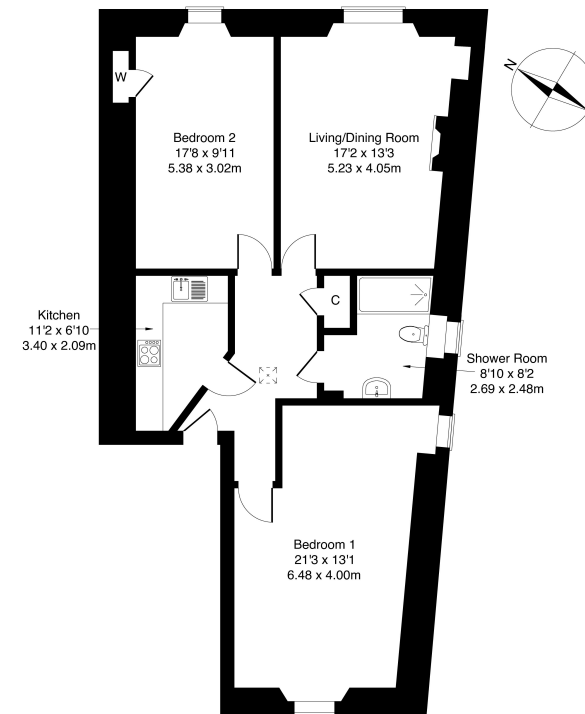
Externally, there is a well-maintained communal garden to the rear, a secured entry system, zoned street parking and superb transport links.

An inviting entrance welcomes you into the property and provides access to all rooms, creating a seamless and functional living space throughout. The living room has been finished with contemporary flooring and large windows that allow an abundance of natural light to fill the space. The kitchen has been finished to a modern standard, featuring contemporary countertops with a stylish splashback, a sink with a drainer, an integrated oven and gas hob with canopy above, as well as a washing machine, dishwasher, and fridge freezer.

Both bedrooms have been finished with contemporary carpeted flooring, creating a warm and comfortable environment, complemented by light décor throughout. Completing the property is the shower room, fitted as a three-piece suite with a walk-in shower and featuring a ladder-style radiator.

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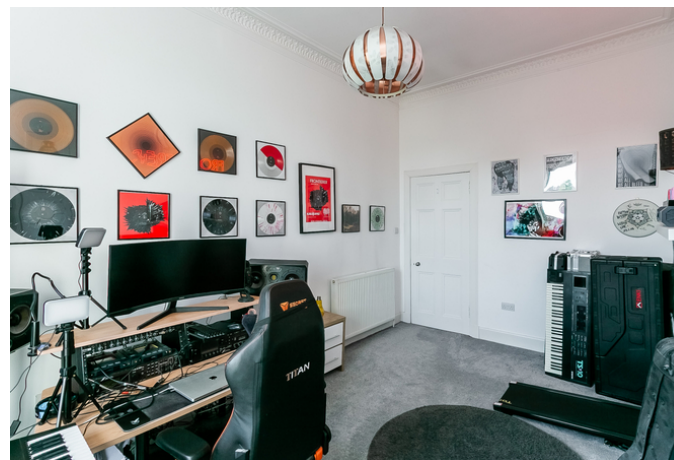


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Polwarth is a sought-after area located just west of Edinburgh city centre, characterised by its traditional Victorian tenements and strong sense of community. The area benefits from a wide range of local amenities and offers easy access to Tollcross, the West End and Dalry Road, all of which provide various shops, supermarkets and everyday services. The Union Canal runs through the area, offering picturesque walking and cycling routes,

while The Meadows and Bruntsfield Links provide further open green spaces. Nearby Bruntsfield and Morningside offer an excellent selection of cafés, bars and independent retailers. Fountain Park is also within close proximity, featuring a cinema, gym and restaurants. Excellent transport links are available via Haymarket Station, tram connections and regular bus services from Dundee Street and Polwarth Gardens.





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