

9 (3F2) Mertoun Place

Polwarth, Edinburgh, EH11 1JU



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Exceptional city flat

in Polwarth



Welcome to an exceptional two-bedroom (plus box room) third-floor flat in walk-in condition that forms part of a traditional building in Polwarth, offering sumptuous contemporary interiors finished to a high-specification throughout.

General Features

- An exceptional city flat in walk-in condition
- Fully refurbished in late 2021 to high standards
- Forms part of a traditional tenement building
- Prime location in sought-after Polwarth
- High-specification interiors with oak floors

Accommodation Features

- Secure telephone-entry system
- Welcoming entrance hall with built-in storage
- Open-plan breakfasting kitchen/living/dining room with:
 - A southwest-facing bay window
 - Stylish custom-made breakfasting kitchen
- Separate utility room for quiet laundry
- Two double bedrooms (one with walk-in wardrobe)
- Versatile box room for creative use/snug/home office
- Private attic space with drop-down ladder
- Contemporary shower room with a three-piece suite
- Gas central heating and double-glazed windows

Exterior Features

- Large communal garden that is laid to lawn
- Controlled permit parking available (Zone S3)

Step inside

a fully refurbished flat
in walk-in condition

This traditional two-bedroom (plus box room) third-floor flat is an outstanding city residence that offers space and style in equal measures, having been completely refurbished in late 2021. The flat boasts the large rooms and high ceilings of its period, alongside high-end contemporary interiors that have been carefully crafted by the current owners. The end result is a walk-in ready home that will have huge appeal amongst professionals, couples, and small families seeking a highly stylish property in the capital. The city residence further benefits from an expansive open-plan reception area, a luxurious custom-made breakfasting kitchen, and a fashionable shower room (both newly fitted in 2021). Both bedrooms are large doubles and the box room ensures homeowners have a flexible space that can grow and change with your needs. Other notable works completed during the refurbishment include new electrics and heating system, with new pipework and radiators, ensuring the home is as stylish as it is built to last.



A secure telephone-entry system grants access to the building, with a traditional staircase leading up to the flat. Stepping inside the home, you are warmly greeted by a hall that immediately sets the interior standards, featuring crisp neutral décor and an oak parquet floor – desirable features that flow throughout. Four-panel wooden doors add to its charm, while a built-in cupboard adds practicality.

Sophisticated open-plan

reception area with space and style

The living and dining room share a large open-plan footprint with the breakfasting kitchen, creating a sociable space with ample room for comfy lounge furniture and a table and chairs. It continues the hall's styling too, providing a sought-after blank canvas that is easy to personalise. The aesthetic elevates the airy ambience, along with a southwest-facing bay window and an impeccably high ceiling framed by lavish cornice work and a ceiling rose. Meanwhile, a shelved recess provides space for treasured display items. Expansive, light-filled, and with minimalist-inspired contemporary allure, this open-plan room exudes sophistication.





*This room has been virtually staged from an actual photograph of the room.



A stylish breakfasting kitchen

with luxurious worktops

The custom-made breakfasting kitchen complements the home's aesthetic, coming equipped with bespoke wood-toned cabinetry and white marble worktops. It is a stylish design further heightened by a central island with a breakfast bar, which helps to zone the space within the reception area's open-plan layout.





Under-unit lighting allows for ambient moods, as integrated appliances ensure a cohesive look (induction hob, concealed extractor, oven, fridge/freezer, and dishwasher). A separate utility room provides a quiet locale for laundry as well.



“...the two double bedrooms enjoy a peaceful outlook over the communal garden...”

Two large bedrooms



Set to the rear of the flat, the two double bedrooms enjoy a peaceful outlook over the communal garden. Both rooms maintain the neutral styling and oak flooring, boasting expansive footprints with lots of floorspace for a wide assortment of bedside furnishings. The principal bedroom has the slightly larger dimensions, while bedroom two features rich wood panelling opposite a bespoke timber unit and oak desk. It also has the advantage of a walk-in wardrobe and a press cupboard.

The principal bedroom



*This room has been virtually staged from an actual photograph of the room.



Versatile box room

for creative use/snug/home office

In addition, there is a versatile box room for creative use, allowing it to be adapted to your needs and lifestyle. It would make an excellent home office or a cosy snug. It even has a drop-down ladder to a private attic space, making it ideal as a storage area as well.



*This room has been virtually staged from an actual photograph of the room.



Contemporary shower room

with a drenching
rainfall shower

Conveniently between the two bedrooms, the shower room is in keeping with the home's high standards. It has attractive décor and tile work, in addition to a contemporary three-piece suite, comprised of a hidden-cistern toilet, a storage-set washbasin, a ladder-style towel radiator, and a walk-in shower enclosure with a handheld and overhead rainfall shower.

The property provides year-round comfort thanks to double-glazed windows and gas central heating via traditional-style radiators. Cabled internet is also available in all rooms.



Large communal garden

to bring people together



Outside, homeowners have shared use of a large communal garden that features a sweeping lawn fringed by mature plants. This generous space is perfect for young families, as well as those looking to enjoy the warmer months socialising outside with neighbours. Additionally, the property falls within a controlled permit parking area (Zone S3), ensuring residents have space to park.



Extras: all fitted floor and window coverings (including electric window blinds in the bedrooms), light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.

Property Name

9 (3F2) Mertoun Place

Location

Polwarth, Edinburgh, EH11 1JU

Approximate total area:

88.9 sq. metres (956.9 sq. feet)

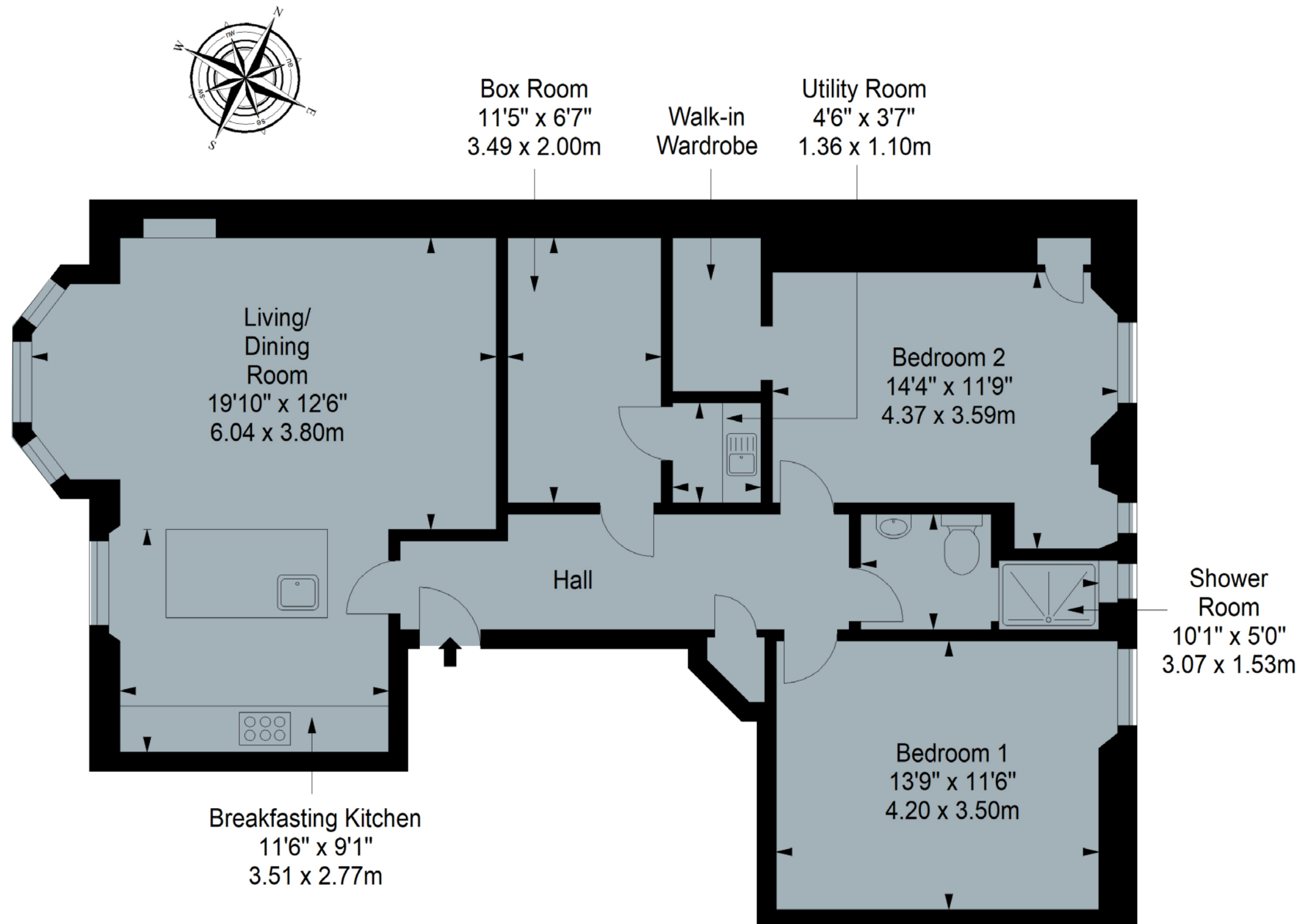
The floorplan is for illustrative purposes.
All sizes are approximate.

● Third Floor

EPC Rating - C

Council Tax Band - C

Home Report Value - £430,000



Polwarth

Edinburgh



Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses – including night buses – to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.

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dream property!



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