

COULTERS ©

# 15/5 MERTOUN PLACE

POLWARTH, EDINBURGH, EH11 1JU

2 BED | 1 BATH | 1 PUBLIC






## TAKE A LOOK INSIDE

15/5 Mertoun Place is a bright and beautifully presented third-floor traditional tenement flat, where fine period features combine with contemporary fixtures and fittings to create a stylish and welcoming home.

The front-facing sitting room enjoys a south-westerly aspect, allowing light to fill the space, while the property also benefits from two double bedrooms, a modern kitchen and a bathroom with both a bath and separate shower enclosure.

## KEY FEATURES

- Beautifully presented third floor, traditional tenement flat.
- Two bright double bedrooms.
- Shared rear garden.
- Residents' permit holder on street parking.
- Located in the popular area of Polwarth.
- Excellent local amenities nearby.
- EPC Rating - C
- Council Tax Band - C







The building is entered through an entry system into a well-maintained communal hall and stair, retaining its original Terrazzo tiling. The bay-windowed sitting room is a particularly attractive space, with ornate cornicing overhead and a lovely fireplace providing a focal point. An open shelved press cupboard adds useful storage, while the generous proportions allow for both a comfortable seating arrangement and a separate dining area.

The smart, modern kitchen is fitted with a range of wall and base-mounted cabinetry, incorporating an electric cooker, dishwasher and washing machine, alongside a freestanding fridge/freezer.



## MORE INFORMATION

There are two well-proportioned double bedrooms. Bedroom one is positioned to the rear and benefits from a walk-in dressing room, while bedroom two is situated to the front of the building. The bathroom completes the internal accommodation, with a bath and separate shower enclosure.

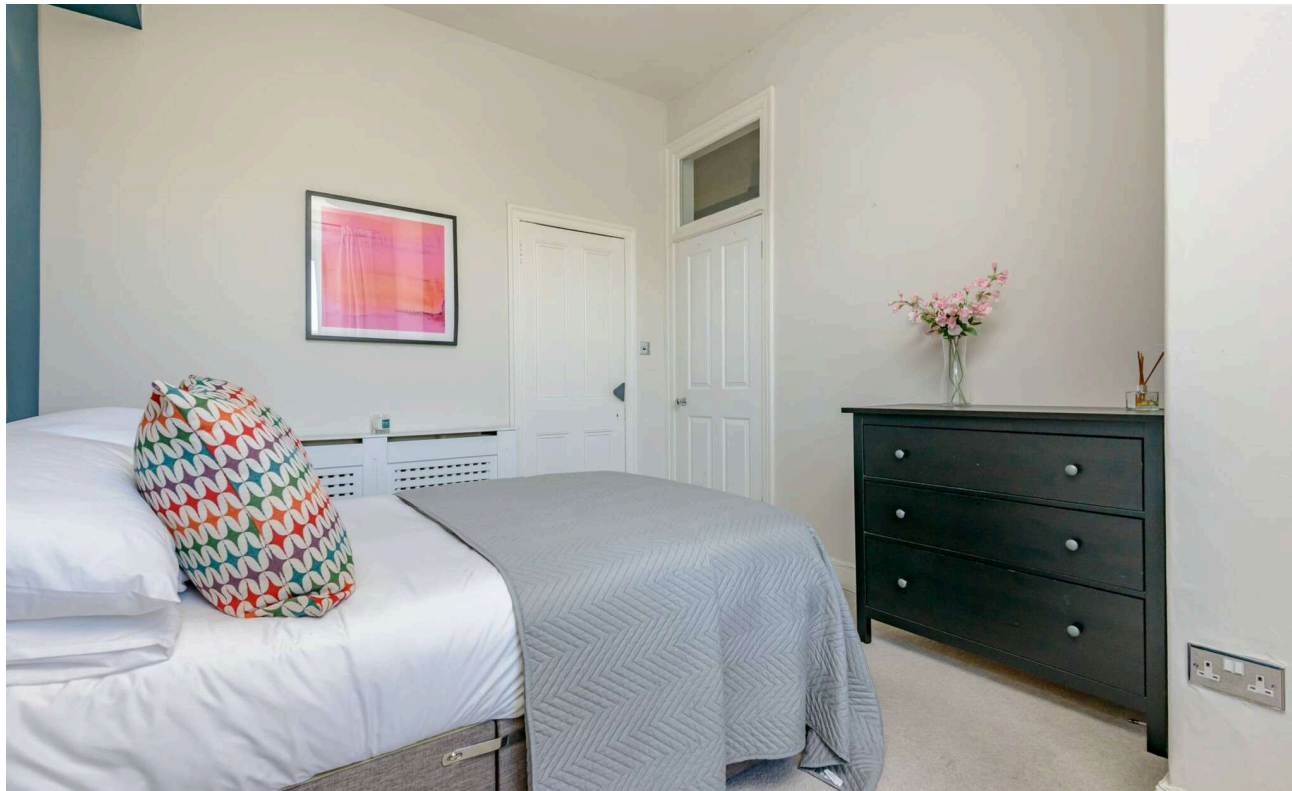
Externally, residents have access to a shared garden to the rear of the property, while residents' permit-holder parking is available on the surrounding streets.

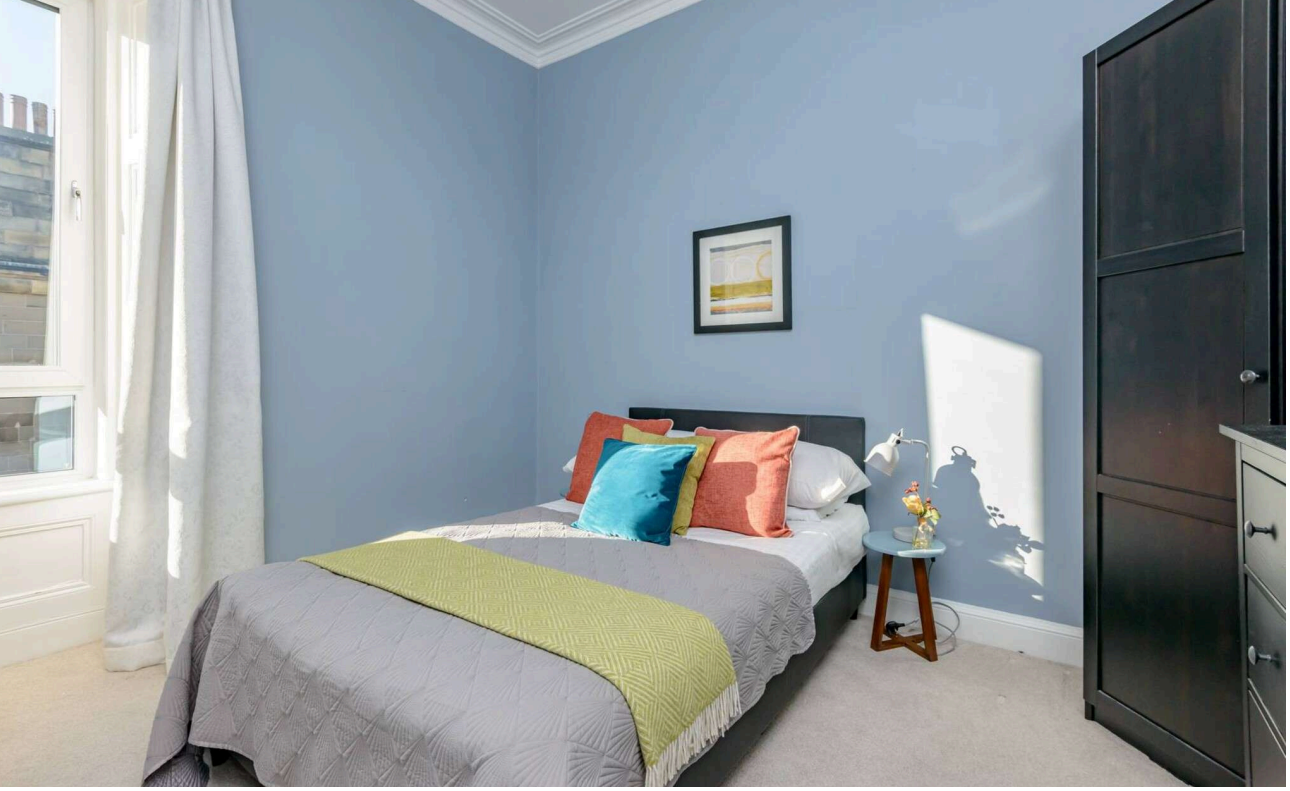
## EXTRAS

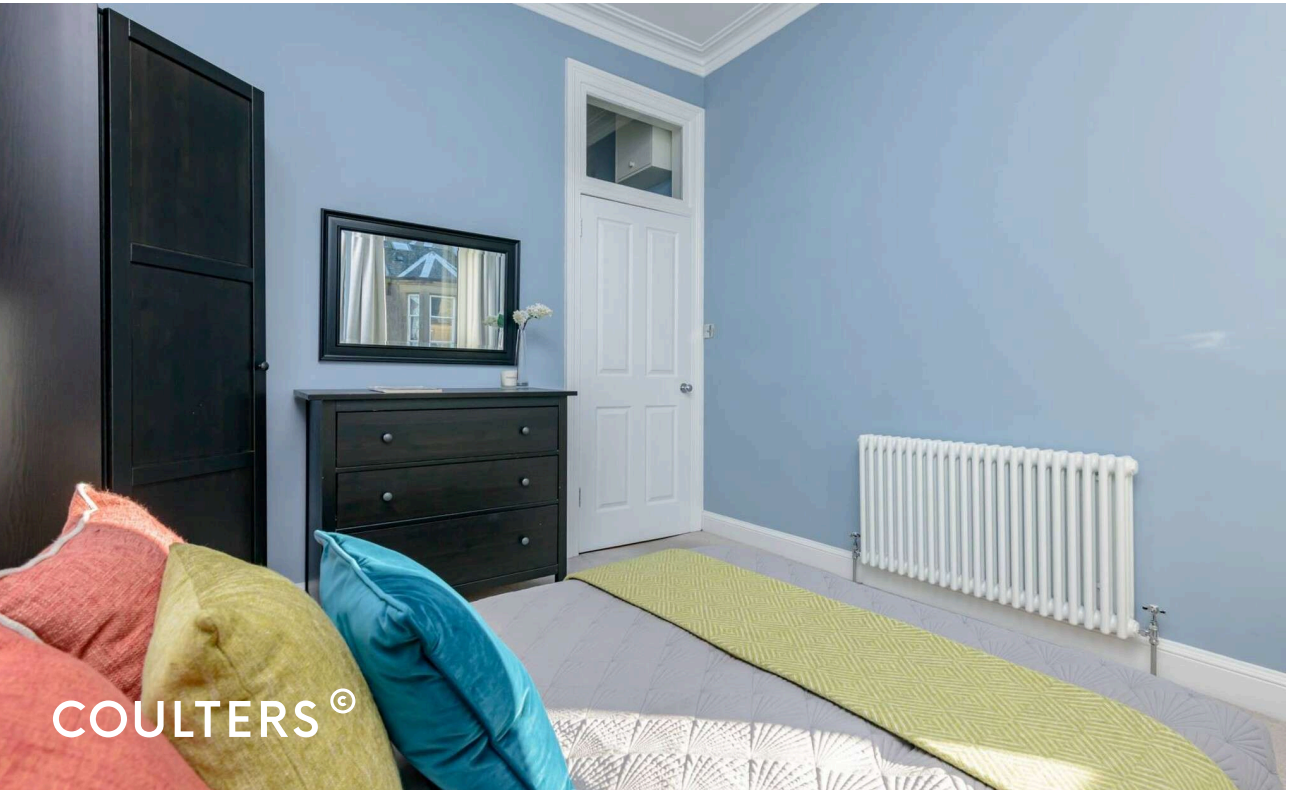
All blinds, light fittings, fitted flooring, electric cooker with induction hob, washing machine, fridge/freezer and dishwasher are included in the sale price.

Additional items of furniture are available by separate negotiation.









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## THE LOCAL AREA

A quiet residential area of south west Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Craiglockhart Leisure and Tennis Centre housing indoor and outdoor courts, and fitness classes. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is less than a ten-minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach. The neighbouring districts of Bruntsfield, Morningside and Dalry offer an array of stylish eateries, bars, and retailers. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Morningside. The location of the property is ideally positioned for both Edinburgh University George Square and Edinburgh Napier University's Merchiston Campuses. It is also in catchment for Bruntsfield Primary School, St Cuthbert's RC Primary School, Boroughmuir High School and St Augustine's RC High School. Private sector schools such as George Watsons College and George Heriots are also within walking distance. Haymarket Train Station is only a fifteen-minute walk and offers bus/tram links to Edinburgh International Airport and into Edinburgh City Centre. Regular buses operate to and from the City Centre and surrounding areas and Edinburgh City Bypass is a ten-minute drive away.

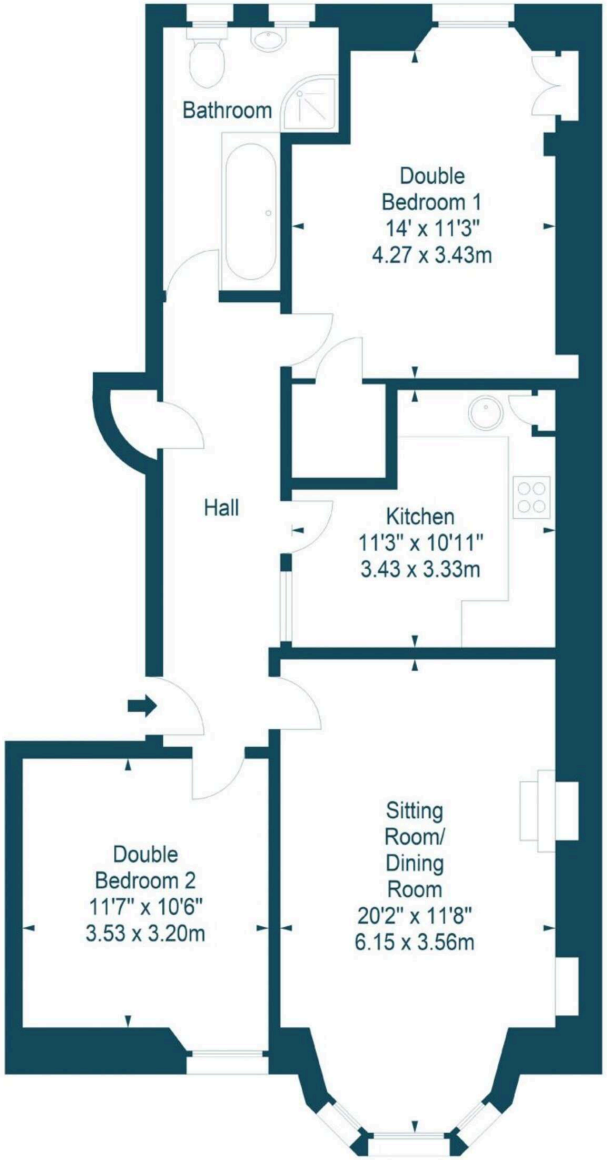
## HOME REPORT VALUATION: £340,000


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**Mertoun Place,**
**Edinburgh,**
**Midlothian, EH11 1JU**

SquareFoot

Approx. Gross Internal Area
829 Sq Ft - 77.01 Sq M
For identification only. Not to scale.
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Third Floor


## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.