

10 (flat 13) Bryson Road, Polwarth, Edinburgh, EH11 1EE



10 (flat 13) Bryson Road | Polwarth | Edinburgh | EH11 1EE

Description

Situated in popular residential district of Polwarth enjoying close proximity to the Union Canal and excellent amenities, this beautifully presented top floor flat would make an ideal city home for professionals and couples. Quietly positioned to the rear of a traditional Victorian tenement this lovely home offers comfortable and easily manageable living space in good order throughout and comes with the added benefit of gas central heating and double glazing.

- Hallway
- Living/dining room open plan to a well appointed kitchen
- Spacious double bedroom
- Useful utility room
- Large shower room with modern suite
- Separate WC
- Gas central heating and double glazing
- Secure entry system
- Shared rear garden
- Permit parking

Extras

The fitted carpets, oven, hob, cooker hood, free standing fridge/freezer, washing machine and spacious wardrobe in the bedroom are included.

EPC Rating: D

Price and Viewing

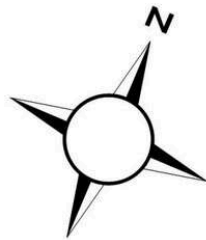
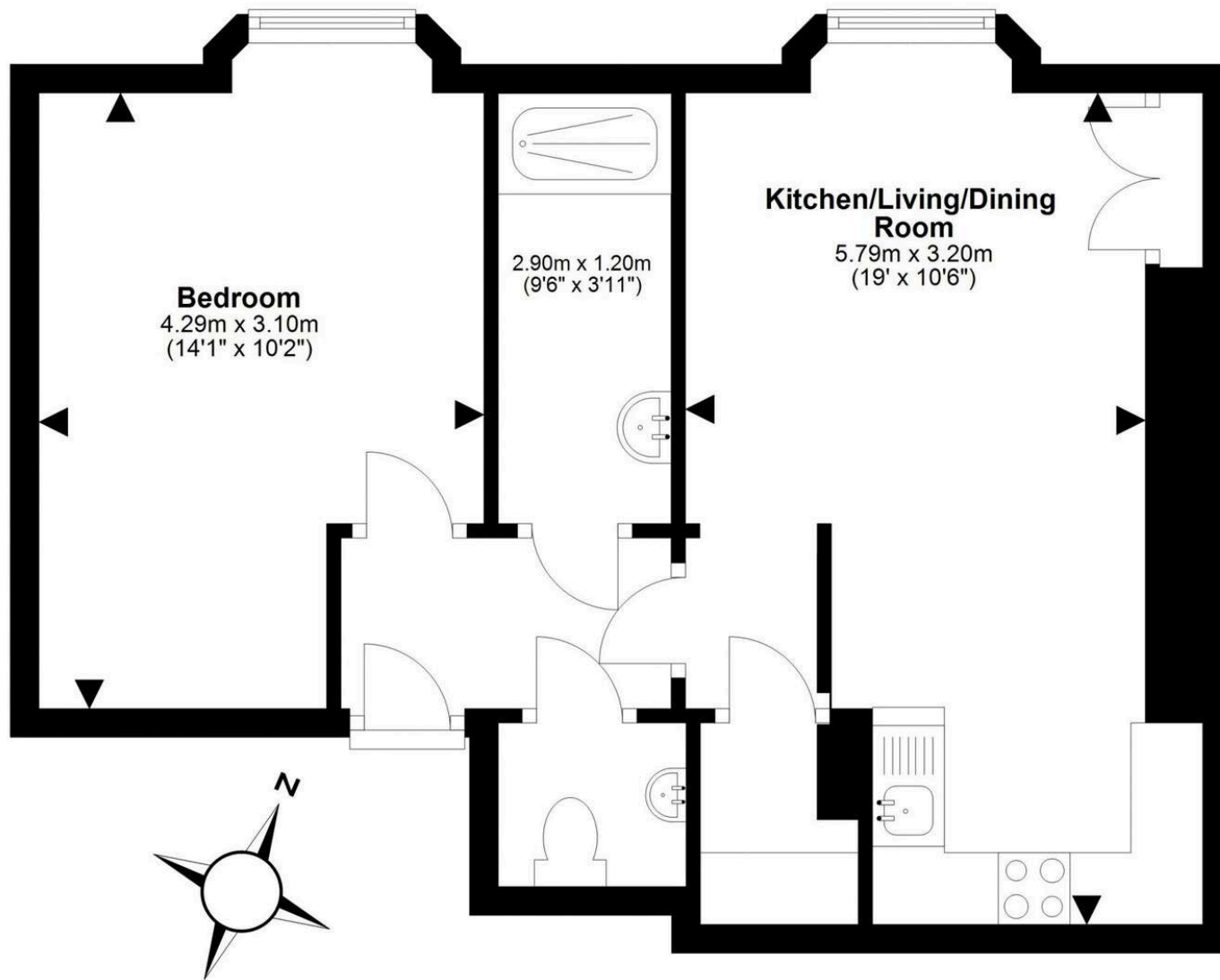
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

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 whilst Haymarket train station is within a 15 minute walk. 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.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

