

# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



49/4 West Bryson Road, Harrison Park Apartments, Edinburgh, EH11 1BQ  
1 RECEPTION | 2 BEDROOMS | 2 BATHROOMS | EPC: D

## Location

This two bedroom first floor flat is set in the modern factored development of Harrison Park Apartments. It is situated in Polwarth, a highly regarded and sought after district lying just south of the city centre and is a prime location for a wide range of buyers.

The flat is located close to the popular areas of Fountainbridge, Bruntsfield and Morningside where there is an excellent range of local amenities including grocery shops, banks, delicatessens and a selection of fantastic bars and restaurants.

For leisure pursuits, there is a cinema, gym, bowling alley, crazy golf and arcade at the Fountain Park Leisure Complex and for those who enjoy the outdoors Harrison Park, Edinburgh Quay and the picturesque Union Canal provide access to an extensive walk and cycle network leading to the Water of Leith and are all nearby. The open expanses of Bruntsfield Links and the Meadows are also within easy reach.

There are excellent transport links provide easy access to and from the city centre and surrounding areas with frequent buses and close proximity to Haymarket Railway Station and tram stops. Edinburgh city bypass allows quick access to Edinburgh International Airport and the central Scotland motorway network.

There is good quality schooling nearby in both the public and private sector. Edinburgh and Napier Universities are only a short distance away.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





## Accommodation

Large entrance hallway with storage

Livingroom with large bay window overlooking Harrison Park East

Modern kitchen with built in hob & ovens, dishwasher and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

Principal bedroom with ensuite shower room with wash basin and WC

2nd double bedroom

Modern bathroom with shower over bath, wash basin and WC

## Extra Features

Double glazing

Secure entry phone system

Allocated parking space

Communal garden grounds & open views

Factor fee average £100/month

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

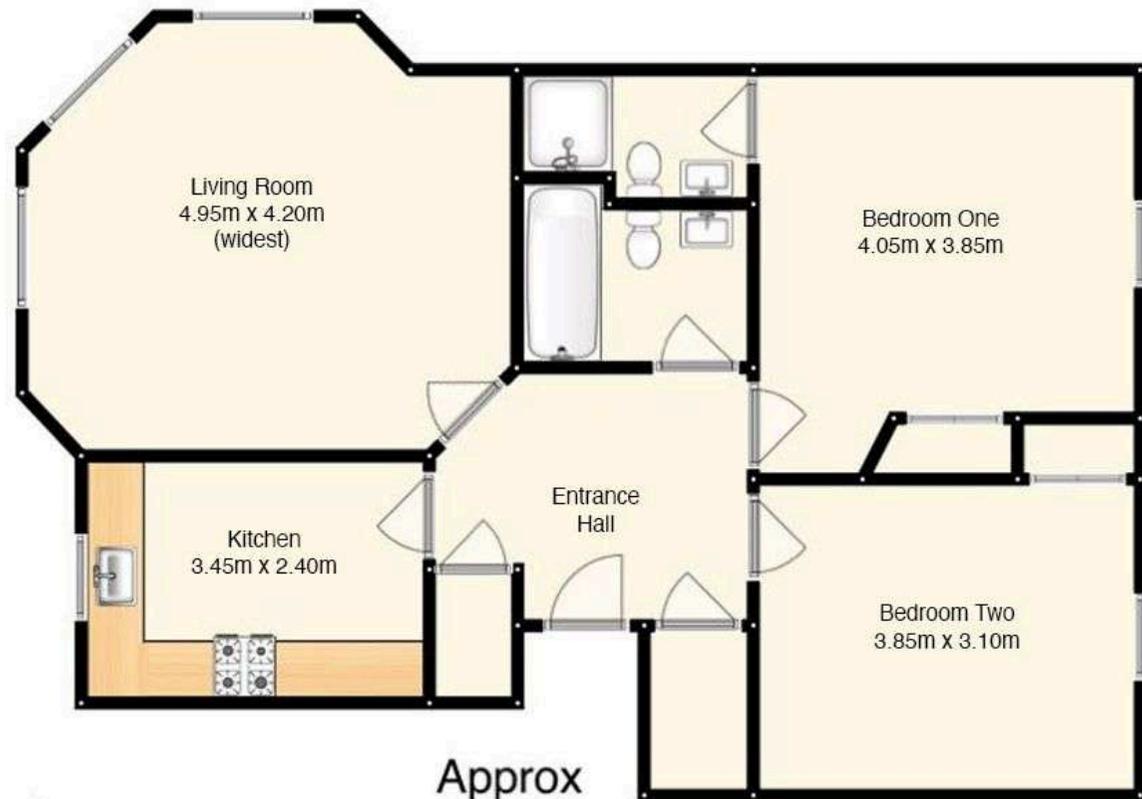
Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
73m<sup>2</sup>

