

**17 Flat 9 Bryson Road
Edinburgh EH11ED**

Offers Over £255,000

- Lounge/diner with double glazed sash and case windows
- Period features & fireplace
- Kitchen with ample storage
- Two Double bedrooms
- Family bathroom with three piece suite and shower over bath
- Double glazed sash & case windows
- Gas central heating
- Residents permit parking

Council Tax Band: B
Tenure: Freehold



1



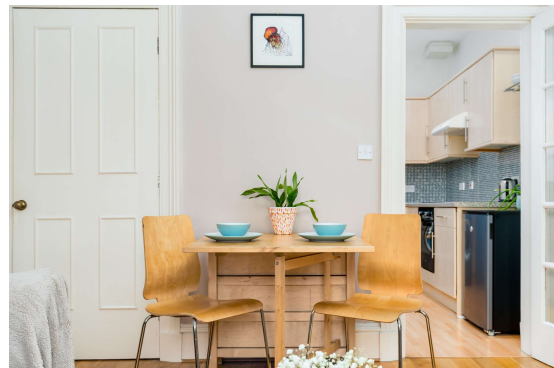
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EPC C



Exceptional two bed tenement flat

17 Flat 9 Bryson Road is an exceptional two bedroom tenement flat, ideally located in the highly popular Polwarth area of the city. Situated in a vibrant and well-connected neighbourhood, the property is within easy reach of a wide range of local amenities, Haymarket train station, and the Edinburgh tram network. Bright and spacious throughout, this superb home is offered to the market in walk-in condition and is sure to appeal to first-time buyers, downsizers, and investors alike.

Offering a well-balanced and thoughtfully laid-out interior, the accommodation opens with a welcoming entrance hallway. The lounge and dining area enjoys double-glazed sash and case windows, providing an abundance of natural light and creating a bright and airy atmosphere, perfect for entertaining family and friends. A charming fireplace forms a focal point to the room, complemented by a wealth of period features, including decorative cornicing and a beautiful central ceiling rose. Well-appointed and highly practical, the kitchen features ample wall and base units providing excellent storage, along with an electric oven and hob. There are two spacious and well-proportioned double bedrooms, offering comfortable and relaxing retreats with ample space for furnishings and storage. The bathroom completes the accommodation and is fitted with a three-piece suite and mains shower over the bath. Further benefits include gas central heating and double glazing ensuring comfort and energy efficiency throughout the year. Externally, the property enjoys access to a communal garden, perfect for relaxing outdoors, as well as residents' on-street parking for added convenience. Please note that no warranty is given for any systems.

Polwarth is a highly sought-after residential area located just 1.5 miles from Edinburgh city centre, offering an excellent range of local amenities and transport links, making it a popular choice for students. Frequent bus services provide easy access across the city, including convenient routes to Heriot-Watt University, Edinburgh Napier University and the University of Edinburgh, while the nearby City Bypass connects to Edinburgh International Airport and the M8, M9 and M90 motorway networks. Residents enjoy a wide selection of shops and supermarkets, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's, Lidl and Aldi. The area also offers excellent leisure opportunities, with Harrison Park, the Union Canal, Craiglockhart Leisure Centre and Fountain Park all within easy reach.

Viewing By appointment 0131 337 1800

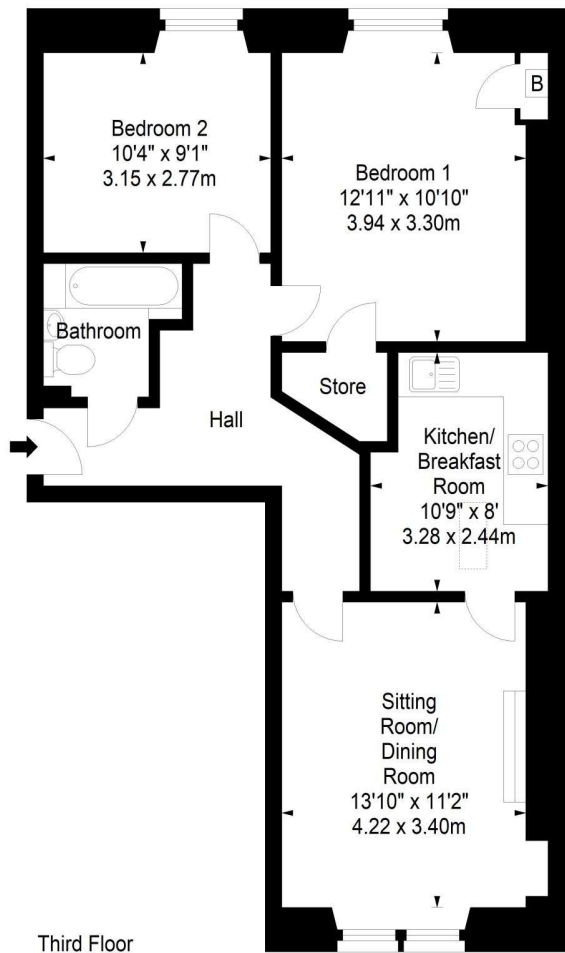




17 F9 Bryson Road,
Edinburgh,
Midlothian, EH11 1ED



Approx. Gross Internal Area
664 Sq Ft - 61.69 Sq M
For identification only. Not to scale.
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