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35/5 Bryson Road

Polwarth | Edinburgh | EH11 1DY

Superb first floor flat forming part of a traditional tenement and located in the popular and convenient area of Polwarth. The property lies within walking distance of local amenities, Harrison Park and the Union Canal walkways and has recently undergone upgrading and is in excellent condition throughout.

-  1 Bedroom
-  1 Public Room
-  1 Shower room
-  Permit holders parking
-  Shared rear garden
-  EPC Rating – C
-  Council Tax Band - B



Description

Forming part of a traditional tenement this bright and well proportioned first floor flat is located in the desirable residential area of Polwarth. The property lies within walking distance of a variety of local amenities and within easy reach of the city centre.

The impressive interior has recently undergone upgrading and offers accommodation in excellent order throughout comprising – entrance hall with large storage cupboard, sitting/dining room open plan to the fitted kitchen, spacious double bedroom and contemporary shower room. There is gas central heating and recently installed double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the “before” images which have also been uploaded for perusal.



Extras

Included in the sale price are the fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge, freezer and washing machine.

Gardens & Parking

To the rear of the property is a shared rear garden and on street there is ample zoned permit parking.

Viewing

By appointment through Neilsons (0131 625 2222).



virtually staged by HOMELi

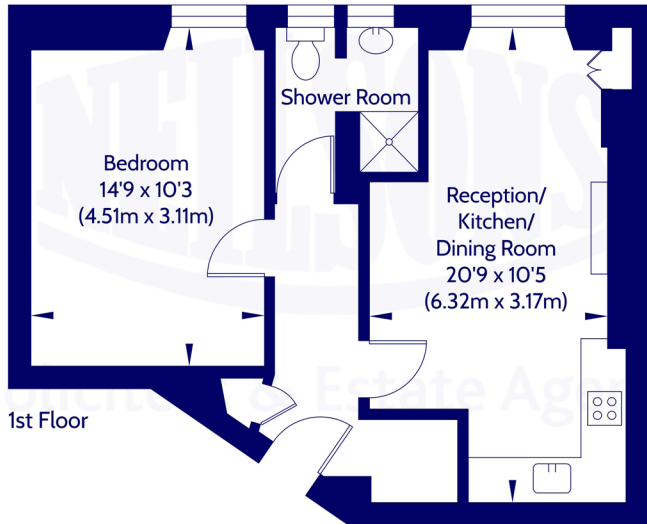


Location

The property is located within the sought-after area of Polwarth, located approx. 1.5 miles south-west of the City Centre. Excellent amenities can be found a short walk away from the property in Bruntsfield, with Morningside and Gorgie also within close proximity. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay and for more green space, Bruntsfield Links are a ten minute walk away. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/ restaurants. Edinburgh Napier University is close by, as well as an excellent bus service providing access to the City Centre and many parts of Edinburgh.



Approx. Gross Internal Floor Area 43 Sq M / 466 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

