

43/5 West Bryson Road

POLWARTH, EDINBURGH, EH11 1BQ



*WELL PRESENTED TWO BEDROOM FIRST
FLOOR FLAT ON WEST BRYSON ROAD*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this well presented two bedroom first floor flat on West Bryson Road, offering bright and comfortable accommodation in a popular residential location.

The property is presented in excellent condition and would make an ideal purchase for first time buyers, professionals or those looking to downsize. A particular feature is the corner position of the flat, which allows for three windows in the living room, creating a bright and airy space with an enhanced sense of room and natural light.

The accommodation comprises a welcoming living room, a good sized kitchen offering ample space for everyday cooking, two well proportioned bedrooms and a modern bathroom finished to a contemporary standard.

Further benefits include electric heating and double glazing, helping to ensure comfort and efficiency throughout the year.







Bedroom 1

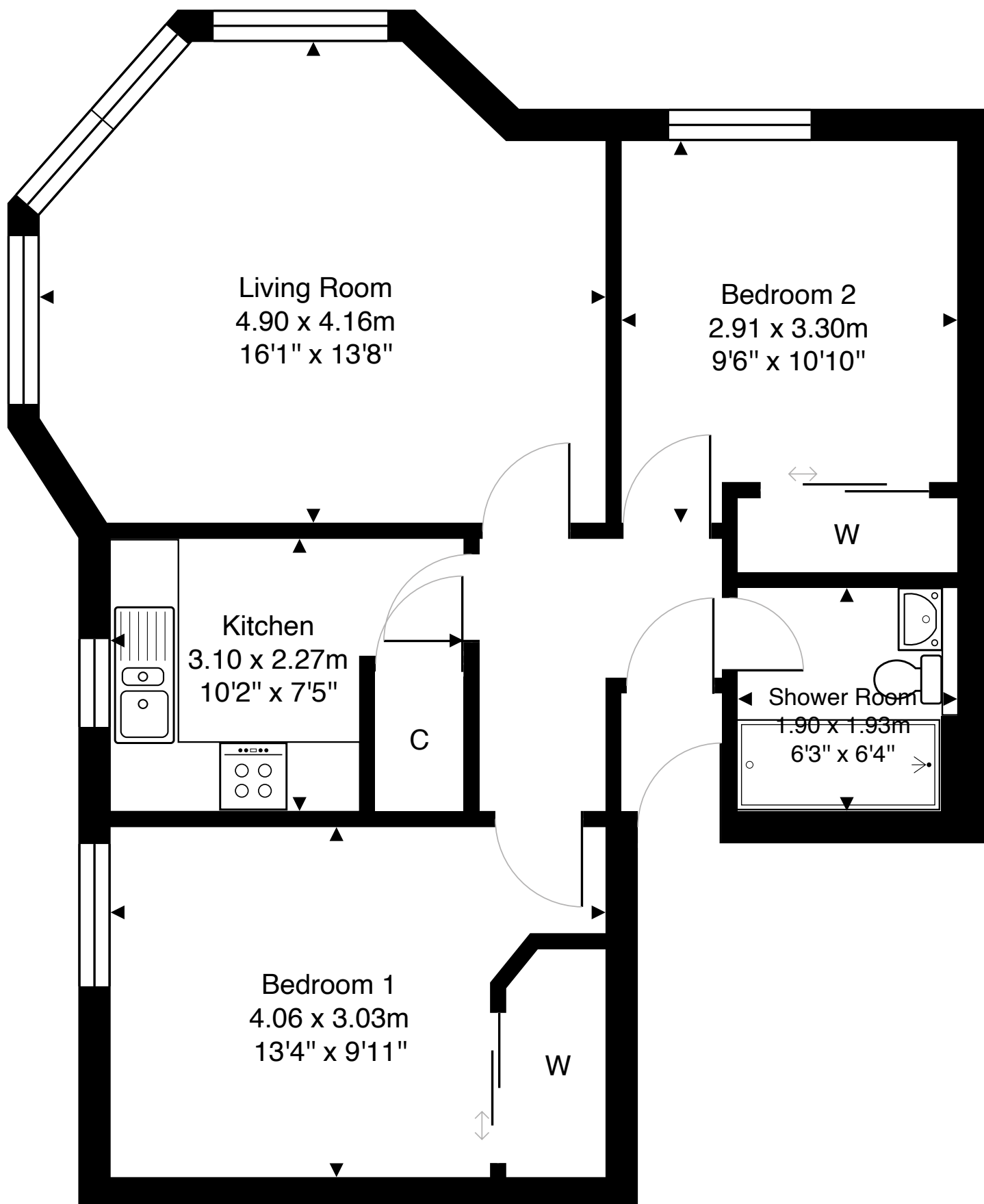




Bedroom 2







Gross internal floor area (m²): 58m²

EPC Rating: C



This attractive flat offers well maintained accommodation with a practical layout and plenty of natural light, and comes with an allocated parking space in a private car park. Early viewing is highly recommended to fully appreciate the presentation and features on offer.

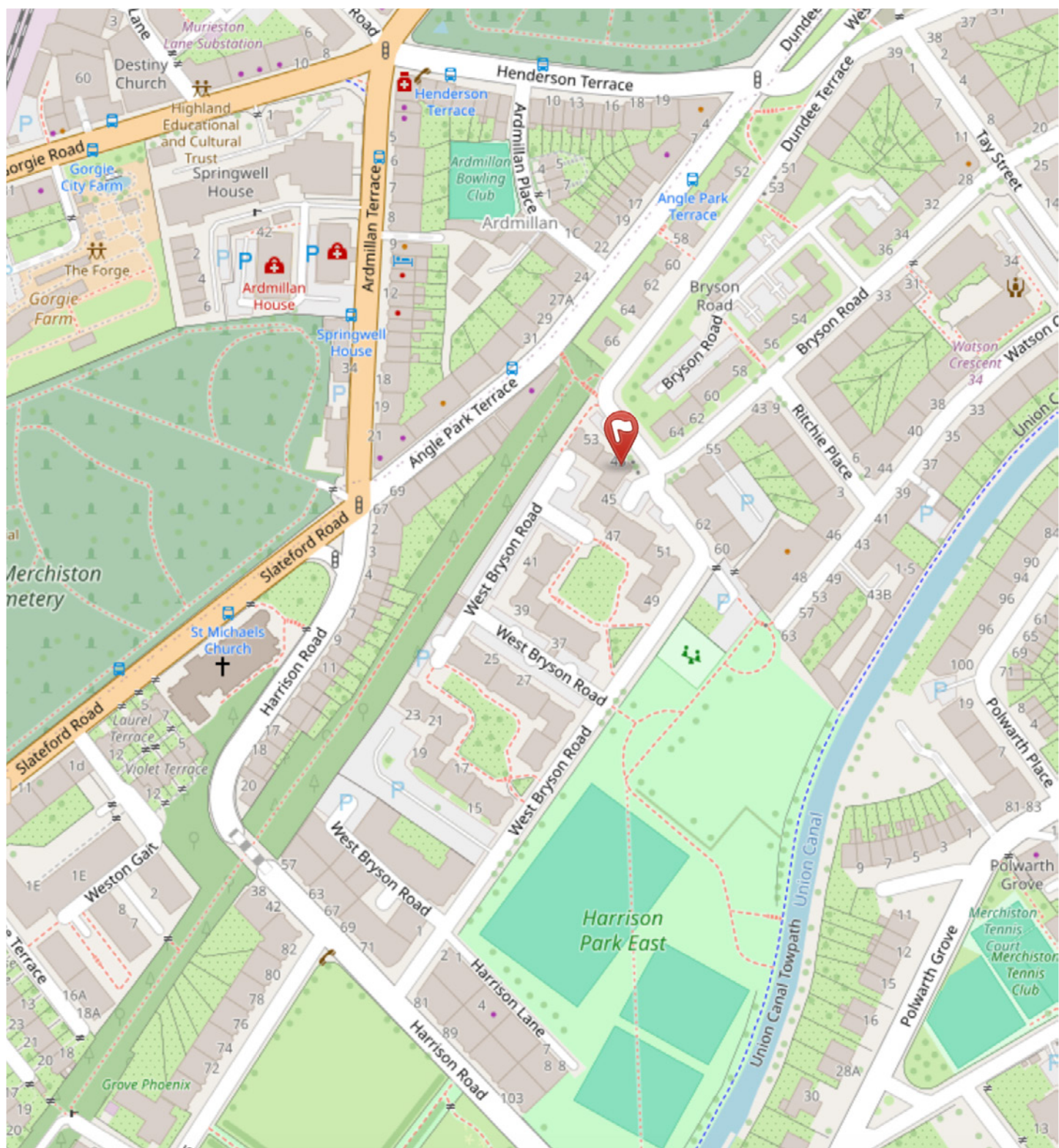




Merchiston is a prestigious residential area situated beside Bruntsfield, less than two miles due south of Princes Street. The property is under five minutes' walk from Harrison Park, with football pitches, and adjacent to Merchiston Tennis and Bowling Club.

The Union Canal is within walking distance, giving access to the Water of Leith. Local amenities include a Tesco Metro, independent food specialists, wine merchants, some of Edinburgh's finest bars, numerous cafés and restaurants, cinemas, theatres, a post office and several banks. Nearby Bruntsfield Links and The Meadows offer grassy open spaces for recreation, with jogging paths, tennis courts, putting greens and cycleways.

State and private schools, nursery provision and universities are in the area; George Watson's College is within walking distance and Napier University is close by. Regular buses serve the city centre, while road networks lead to the City Bypass, motorways, Edinburgh International Airport and the Forth Road Bridge.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing from their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.