



39/8 Bryson Road
MERCHISTON | EDINBURGH | EH11 1DY


warners
solicitors & estate agents



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Generously proportioned second floor corner flat offering flexible accommodation ideally situated within the high amenity district of Polwarth, close to excellent transport links and local amenities. The property is presented to the market in good condition throughout and would appeal to a variety of buyers from first time buyers to buy to let investors. The property comprises of a welcoming entrance hallway with storage, spacious and bright living room with Edinburgh Press and space for dining table and chairs, semi open plan kitchen off with floor and wall units with integrated, and space for appliances, light and airy principal double bedroom with deep storage, and stylish bathroom with white three-piece suite and shower over bath completes the accommodation. Further benefits include gas central heating and double glazing and externally, there is a well maintained communal rear garden and permit/metered on street parking to the front and surrounding area.

- Generously proportioned and bright second floor flat
- Good storage options throughout
- Two double bedrooms, one with storage
- Galley kitchen semi open plan to living room
- Bathroom with shower over bath
- Gas central heating
- Double glazing
- Communal rear garden
- On street permit parking

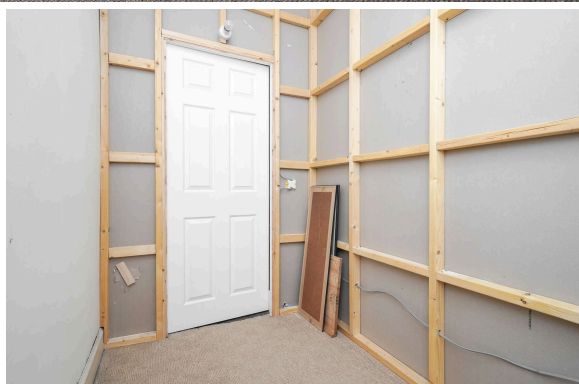
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

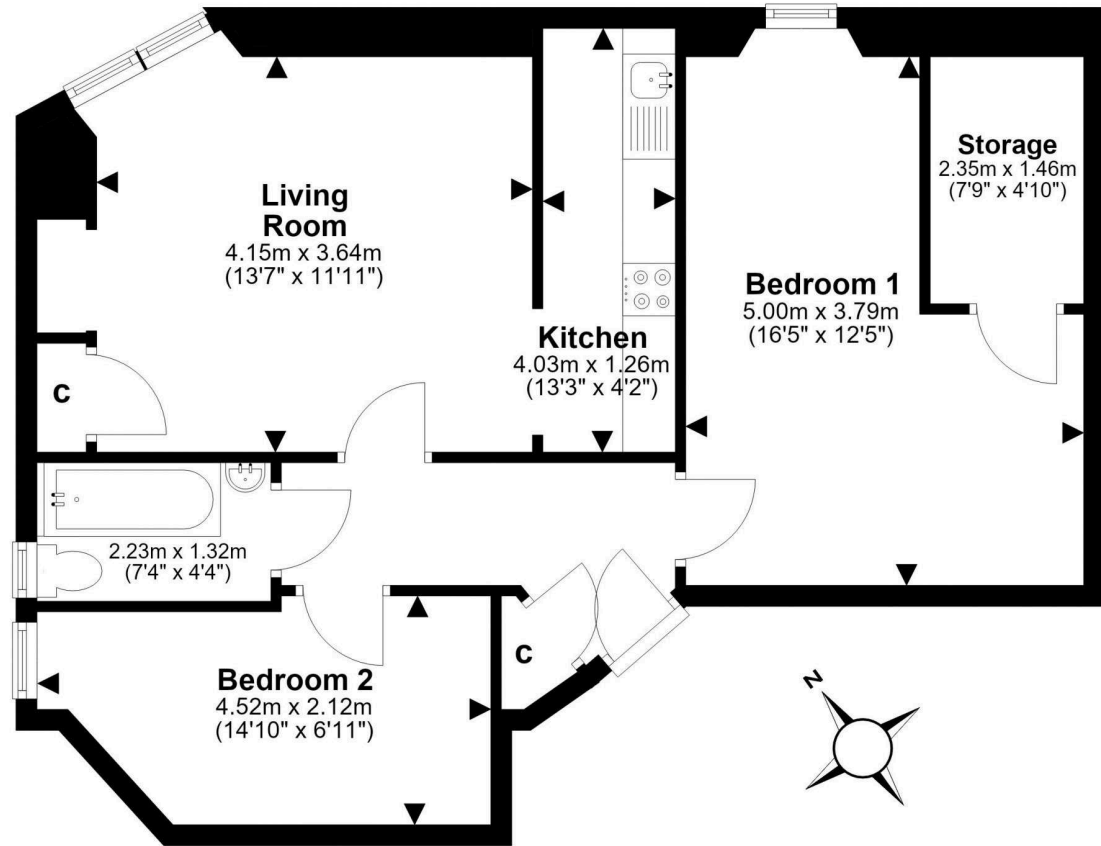


Merchiston is a prosperous area, which lies to the south of the city centre. This highly regarded district is surrounded by the exclusive areas of Bruntsfield and Morningside, whilst the open expanses of Bruntsfield Links and the Meadows are within easy reach. There is an abundance of bars, restaurants and cinemas, all within walking distance or only a short drive away. The city centre itself can be accessed in a matter of minutes by car or public transport. There is good quality schooling, both in the public and private sectors, whilst Edinburgh and Napier Universities are within easy reach. The city by-pass and main motorway networks are easily accessible.

Energy rating C, Council tax band C. There is no factor fee associated with this property.

Extras included in this sale will be curtains, oven, dishwasher, fridge/freezer, washing machine and both wardrobes,





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