
27/6 West Bryson Road
POLWARTH | EDINBURGH | EH11 1BN
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Spacious and well proportioned two bedroom, first floor flat, situated within an established mature modern development, located on the edge of Harrison Park, in the highly desirable area of Polwarth. Fantastic local amenities are within walking distance and the Union Canal is nearby, making the property the perfect home for city living. The property is in need of refurbishment and decorative upgrading throughout and will make an ideal home for a variety of purchasers. The living/dining room boasts a Juliet balcony and the bedrooms are both doubles with fitted mirrored wardrobes with the principal bedroom also boasts an en-suite shower room. The breakfasting kitchen is fitted with floor and wall units and the three piece bathroom completes the accommodation. Further benefits on offer are double glazing, security entry phone system, and fantastic storage options throughout. Externally, there are well kept communal grounds and residents' car park.

- Spacious first floor flat in need of refurbishment and
- decorative upgrading
- Entrance vestibule and hallway
- Living/dining room with Juliet balcony
- Breakfasting kitchen
- Principal double bedroom with en-suite shower room
- Double bedroom
- Bathroom
- Timber framed double glazing
- Security entry phone
- Residents' car park and dedicated parking space.

Energy rating C, Council tax band E.
Factor is managed by 91BC and costs around £100 per month.
Property can be sold as seen with all extras included in the sale.

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







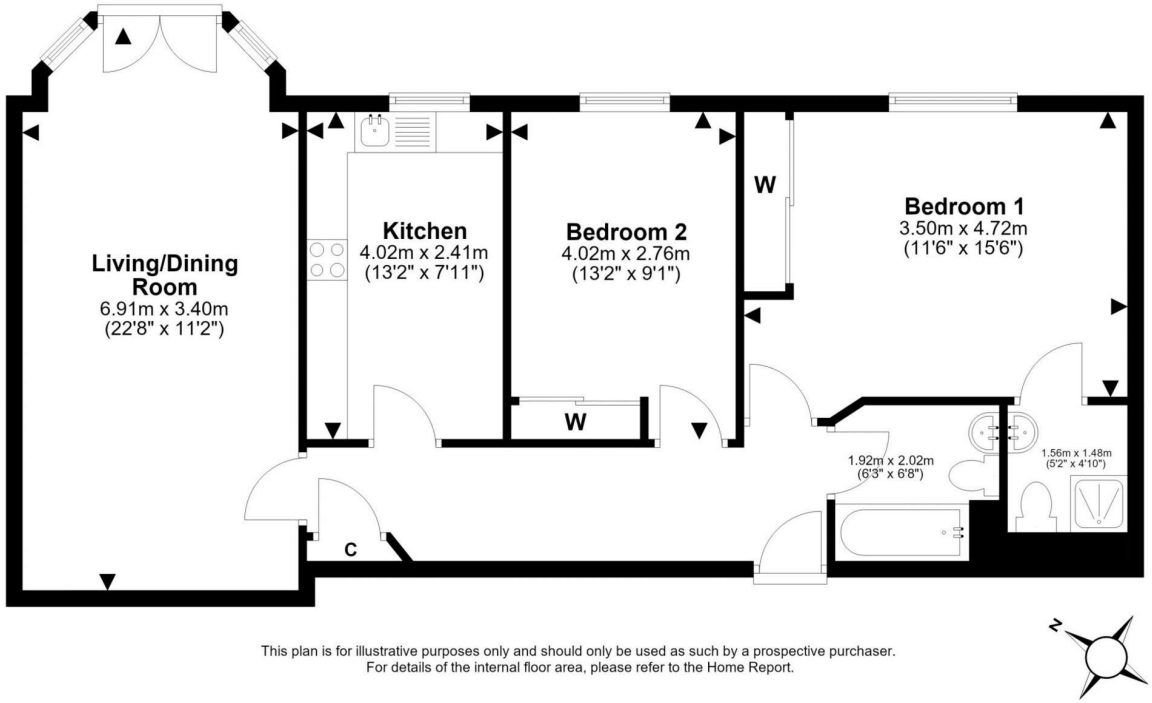
Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.











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.

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