

**49/5 West Bryson Road,  
Edinburgh EH11BQ**

**Offers Over £290,000**

- Entrance hallway with large storage cupboard
- Large bay windowed lounge/dining room
- Breakfasting kitchen. Electric hob and oven and integrated appliances. No warranties given
- Master bedroom and second bedroom both with built in wardrobes
- Shower room with electric shower
- Double glazing
- Electric heating
- Well maintained landscaped gardens
- Private parking space



1



2



1



EPC





## Modern 2nd floor flat

Blair Cadell are delighted to bring to market this spacious modern 2nd floor flat that forms part of the ever popular Harrison Park Apartments development built by Teague Homes. The property has a fantastic outlook towards Harrison Park and is conveniently placed for swift access to the city centre.

The accommodation comprises entrance hallway with a large storage cupboard with built in shelving. There is a large bay windowed lounge/dining room that is the perfect spot for hosting friends and family, with an open outlook towards Harrison Park and the Pentland Hills. A breakfasting kitchen with electric hob and oven, integrated appliances with a range of floor and wall mounted units. The master bedroom and second bedroom both have built in wardrobes. Shower room with walk in electric shower. Double glazing and electric heating throughout. Well-maintained garden landscape. Private parking space.

Polwarth is on the south west side of the city centre which can be easily accessed via a frequent public transport service that runs close by. The bypass is a short drive away and leads to the central belt motorway network and the International Airport. The area is close to excellent shopping facilities in nearby Bruntsfield and locally there is a Sainsbury's local plus a number of specialist shops for day to day requirements. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex and Edinburgh Quay.

## Council Tax Band

## Energy Rating

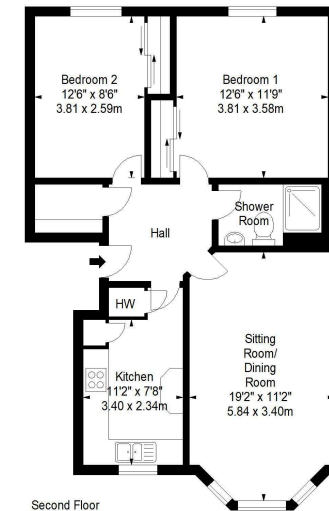
Viewings by appointment 0131 337 1800



West Bryson Road,  
Edinburgh,  
Midlothian, EH11 1BQ



Approx. Gross Internal Area  
740 Sq Ft - 68.75 Sq M  
For identification only. Not to scale.  
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