

**17/7 West Bryson Road
Edinburgh EH11 1EH**

Offers Over £295,000

- Hallway with storage cupboard and box room off it
- Bay window living/dining room with a French doors to Juliet balcony
- Well finished breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven and integrated appliances
- Two double bedrooms both with fitted wardrobes and the master featuring an en-suite
- Family bathroom with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Well kept communal gardens
- Residents allocated parking and visitors



1



2



1



EPC C



Top Floor Flat

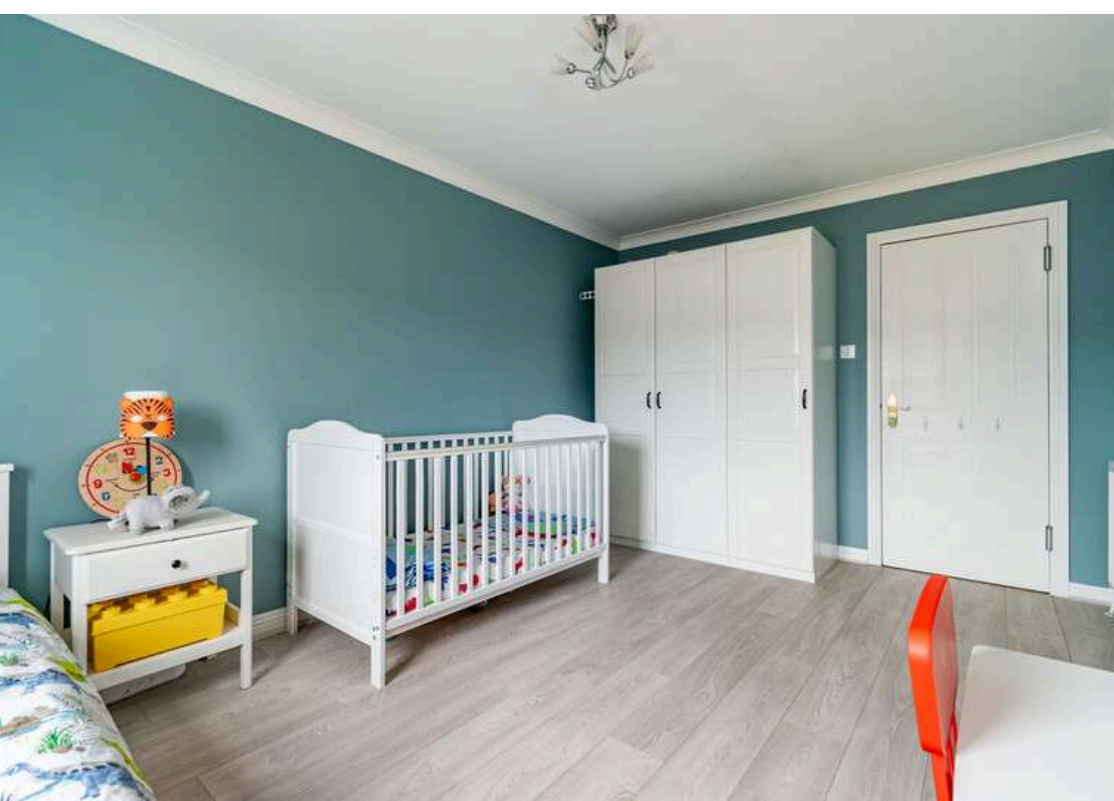
Blair Cadell are delighted to bring to market this spacious modern 3rd floor flat that forms part of the ever popular Harrison Park Apartments development built by Teague Homes. Conveniently placed for swift access to the city centre the property would be ideal for the first time buyer, young professional or buy to let investor.

The accommodation comprises entrance hallway with a large storage cupboard and a useful box room. There is a large bay windowed lounge/dining room that is the perfect spot for hosting friends and family, with French doors and a lovely Juliet balcony. A well finished breakfasting kitchen with gas hob and oven, integrated appliances with a range of floor and wall mounted units. Two double bedrooms both with fitted wardrobes and the master featuring an en-suite. A fully tiled bathroom with a three-piece suite and mains shower over the bath. Double glazing and gas central heating for maximum efficiency. Well-maintained garden landscape. Allocated parking space plus visitors parking.

Shandon is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Craiglockhart Primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

Viewing by appointment on 0131 337 1800

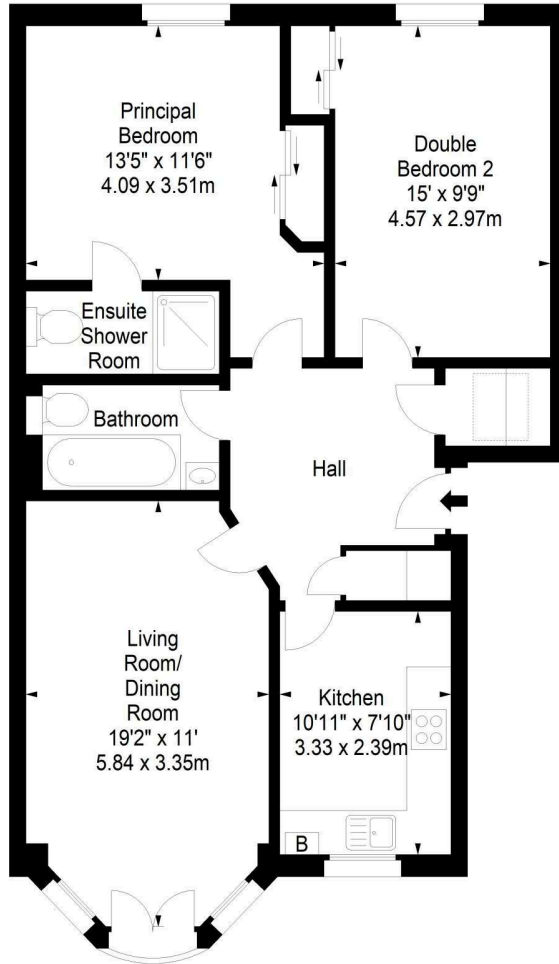




West Bryson Road, EH11 1EH



Approx. Gross Internal Area
829 Sq Ft - 77.01 Sq M
For identification only. Not to scale.
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Third Floor



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