



**35/15 Bryson Road, Polwarth,
Edinburgh, EH11 1DY**



CHARTERED FIRM



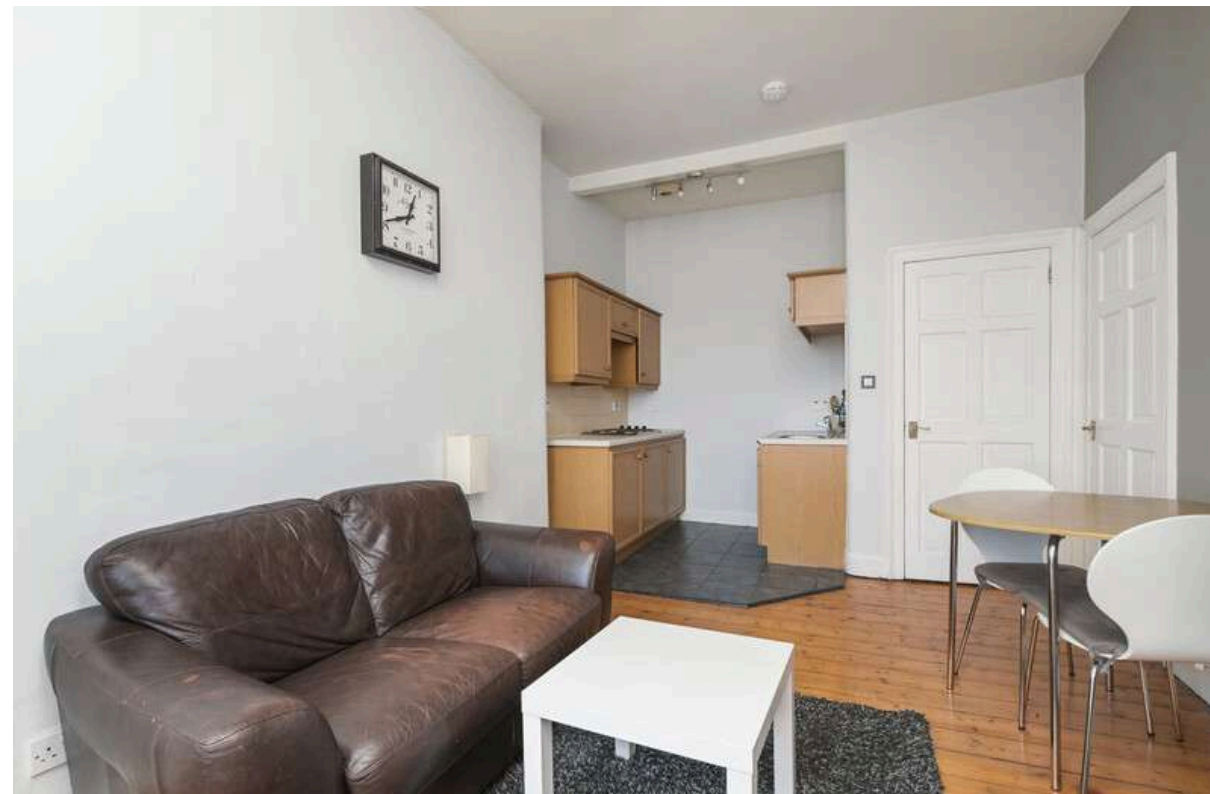
ELP 
Arbuthnott
McClanachan
solicitors & estate agents

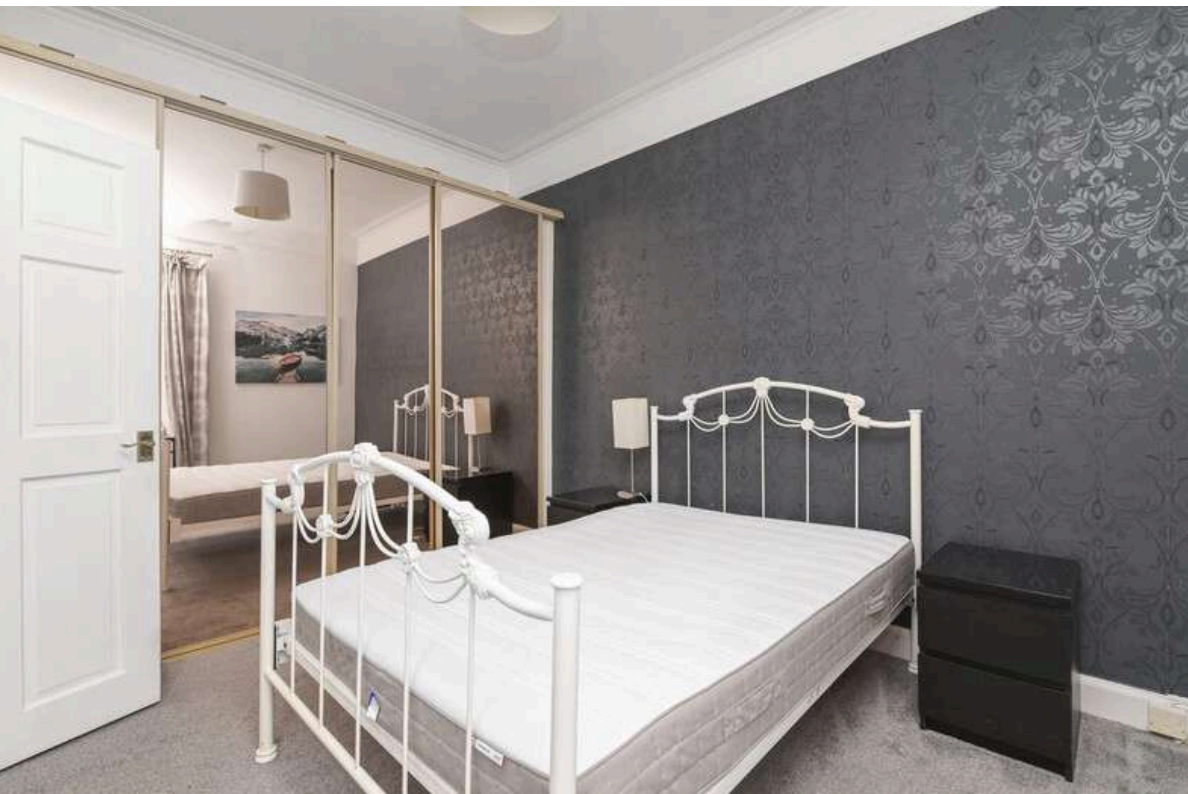
ATTRACTIVE ONE BEDROOM, TOP FLOOR FLAT



A most attractive, one-bedroom, top floor flat situated in the popular Polwarth district of Edinburgh, close to excellent local amenities, transport links and a short drive or bus journey to Haymarket station and the city centre. The property forms part of a well-kept building with bright stairwell. It has a superb panoramic outlook over the City to Corstorphine Hill and Fife. It is in good decorative order with neutral tones used throughout and it has some sanded and polished wooden flooring. There is an entrance stair with an entry phone system, a hallway with two storage cupboards, an open plan kitchen/living room with modern fitted kitchen units and a utility cupboard housing the washing machine and fridge freezer. There is a most generous double bedroom which has mirror fitted wardrobes and a large bright bathroom with two windows and white bathroom suite with electric shower.

Hall
Open plan kitchen/living room
Double bedroom
Bathroom
Storage
Electric Heating
Communal garden
Permit and pay and display parking





POLWARTH

The property is situated in the popular residential area of Polwarth within easy reach of the city centre. There are excellent local amenities close at hand including local shops, the Fountainpark leisure complex, the Kings Theatre, Union Canal, Harrison Park, and the unique and varied shops of nearby Morningside. Bruntsfield Links and the Meadows are also within easy reach, and the property is conveniently located for the Merchiston Campus of Napier University and Murrayfield Stadium. There are great public transport links providing quick access to all areas of Edinburgh, particularly the city centre. The Edinburgh City Bypass, Edinburgh Airport, the Forth Road Bridge, and the central motorway networks are all easily accessible by car. Schooling is well-represented in the area from nursery to senior level in both private and public sectors.



Extras

All fitted carpets, floor coverings, curtains, blinds, light fittings, electric hob, microwave, fridge freezer and automatic washing machine are included in the sale (no warranties given). The furniture to be negotiated if desired

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

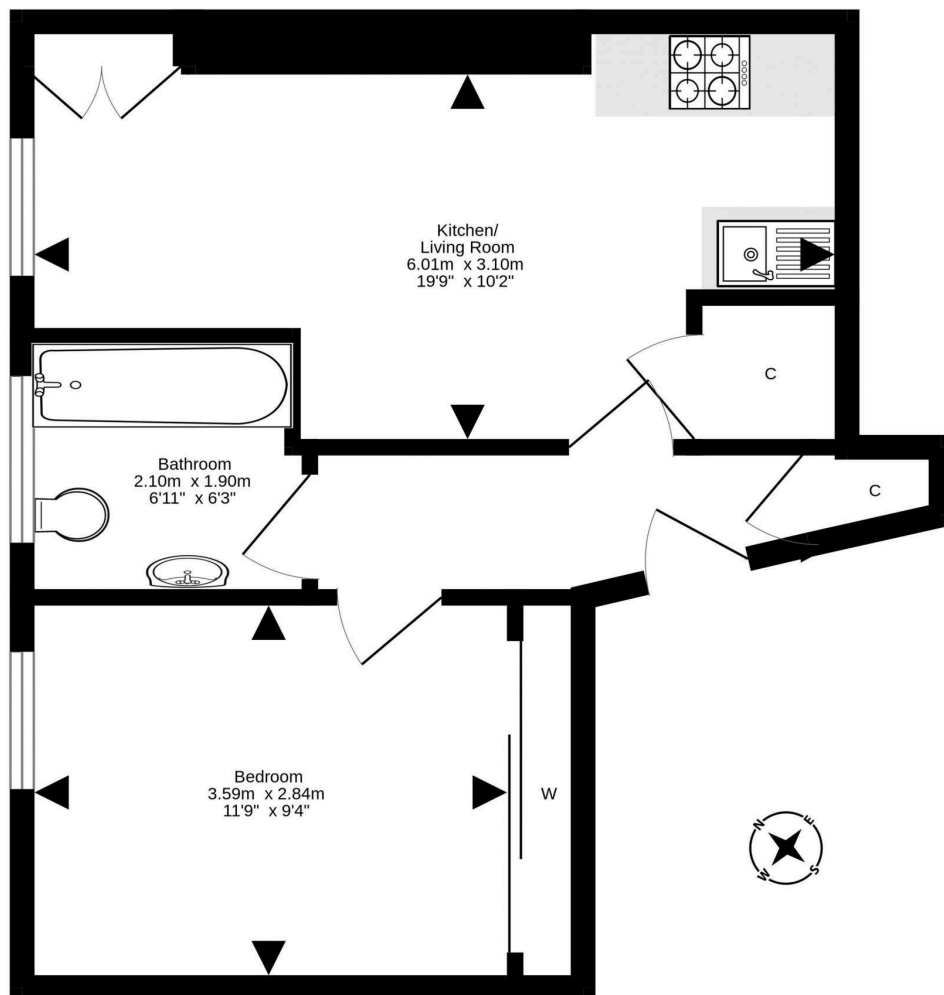
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Home Report Valuation

£160,000

EPC Rating

E



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**89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk**

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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