



13/7 Bryson Road

Polwarth, Edinburgh, EH11 1ED

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Summary

This bright and spacious flat is set on the third/top floor of a traditional tenement building in Polwarth and enjoys two bedrooms, a generous reception room, a breakfasting kitchen, and a shower room, all enhanced by modern décor, fixtures, and fittings. Externally, the flat benefits from access to a shared garden. It would be perfect for first-time buyers, city professionals, couples, and rental investors alike.

Extras: all window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Freestanding appliances. (all TBC)

Features

- Traditional third/top-floor flat
- Part of a tenement building in Polwarth
- Attractive, modern interiors
- Lovely period features
- **Secure (TBC)** shared stairwell
- Entrance hallway
- Elegant living room
- Modern breakfasting kitchen
- Two double bedrooms
- Contemporary shower room
- Shared rear garden
- Controlled parking (Zone S4)
- Gas central heating and double glazing
- EPC Rating - D



THESE
TRY
GUT
WALLS
ARE
THE
BEST
PLACE
TO
PUT
A
MIRROR





“..Traditional third/top-floor flat with a modern breakfasting kitchen and two double bedrooms..”







“...Attractive, modern interiors with a contemporary shower room and a shared rear garden...”



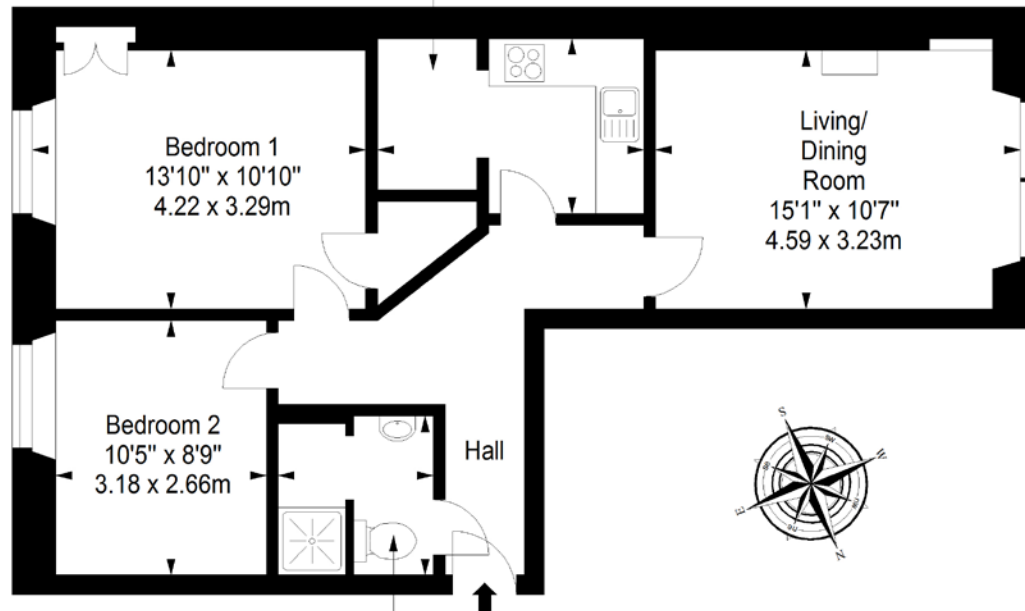


Floorplan

Third Floor

Approx. 59.7 sq. metres (642.6 sq. feet)

Breakfasting Kitchen
11'0" x 7'3"
3.36 x 2.21m



Bedroom 1
13'10" x 10'10"
4.22 x 3.29m

Living/
Dining
Room
15'1" x 10'7"
4.59 x 3.23m

Bedroom 2
10'5" x 8'9"
3.18 x 2.66m

Hall

Shower Room
6'6" x 6'6"
1.97 x 1.97m

Total area: approx. 59.7 sq. metres (642.6 sq. feet)

LEGAL OFFICE: 89-91 Morrison Street, Edinburgh, EH3 8BU

0131 337 7771

www.clancys-solicitors.co.uk



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.