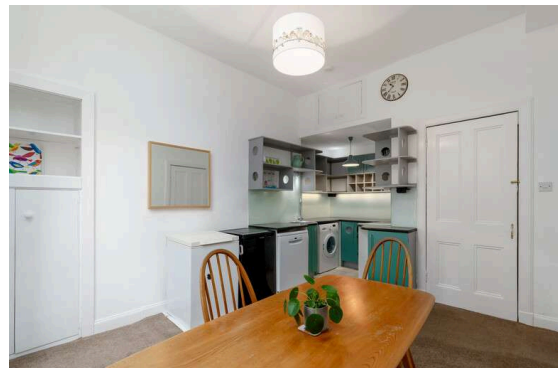


**13/1 Bryson Road  
Edinburgh EH11 1ED**

**Offers Over £225,000**

- Hallway with storage cupboard
- Large living room with ornate cornice and centre rose
- Kitchen/diner with a range of floor and wall mounted units, electric cooker and large pantry cupboard
- Double bedroom
- Box room
- Shower room with electric shower and two-piece suite
- Gas central heating and double glazing
- Communal garden
- Residents permit-parking



## Flat

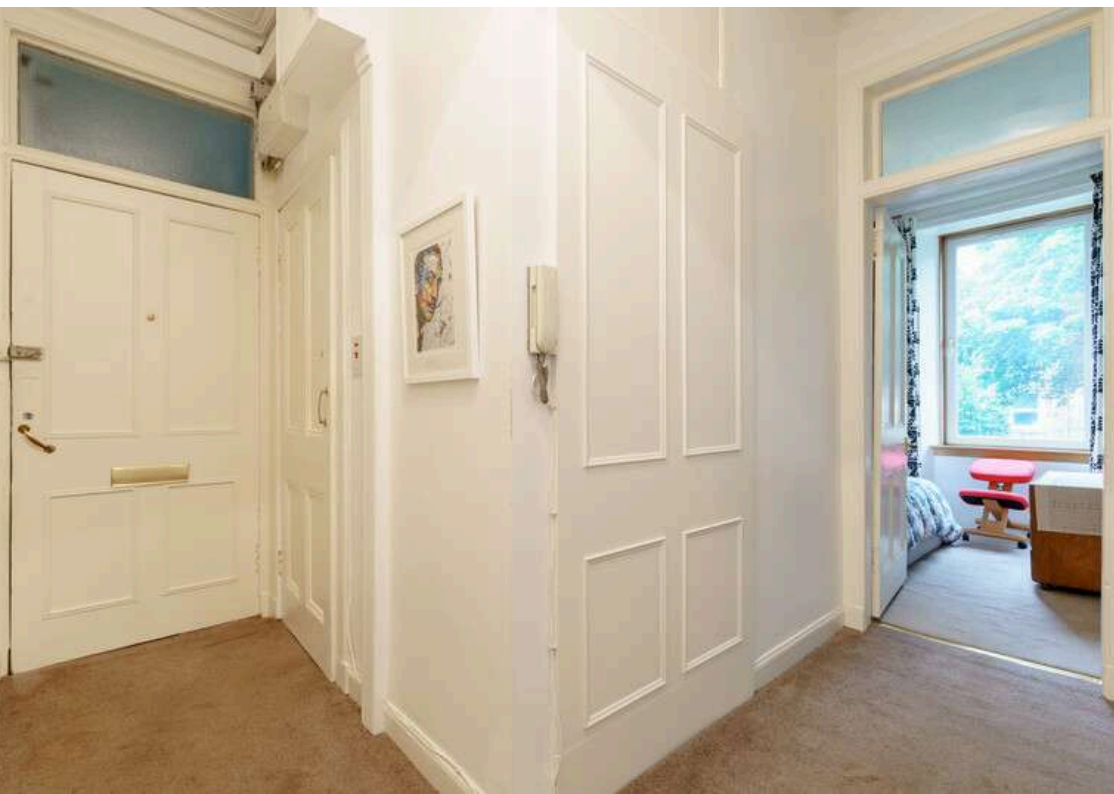
Blair Cadell are delighted to offer to market this lovely first floor flat in the heart of Polwarth. This one bed property is ideally placed for swift access to the city centre and local amenities and would be ideal for a first time buyer or young professional.

The accomodation comprises of an large entrance hallway with a useful storage cupboard leading through to a lovely living room which could easily be used as a second bedroom featuring original ornate cornicing and centre rose. Kitchen/ dining room with room to be used as a living space as well offering great versatility. The kitchen has a range of floor and wall mounted units, electric cooker, white goods which are available by separate negotiation and a large pantry cupboard offering plenty of useful storage space. There is a double bedroom with plain cornice and a box room that would be the perfect home office. Shower room with a two-piece suite and an electric walk in shower. There is gas central heating and double glazing throughout the property for maximum efficiency and a communal garden to the rear of the property along with residents permit parking.\*No warranties given for systems or appliances\*

Bryson Road is a 15 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 min to both the Union Canal, with its extensive walking and cycling routes, Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west 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 South Gyle, International Airport and the central belt motorway network. Locally there are a large variety of shopping facilities including a Sainsbury's Local, Aldi, Lidl, Tesco and Waitrose and the Edinburgh West Retail Park. Local schools include Bruntsfield primary and the award winning Boroughmuir High School along with swift access to Edinburgh Napier and Heriot-Watt Universities. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex (including a gym and cinema) and a wide variety of popular bars, cafes and restaurants.

**Viewing by appointment on 0131 337 1800**

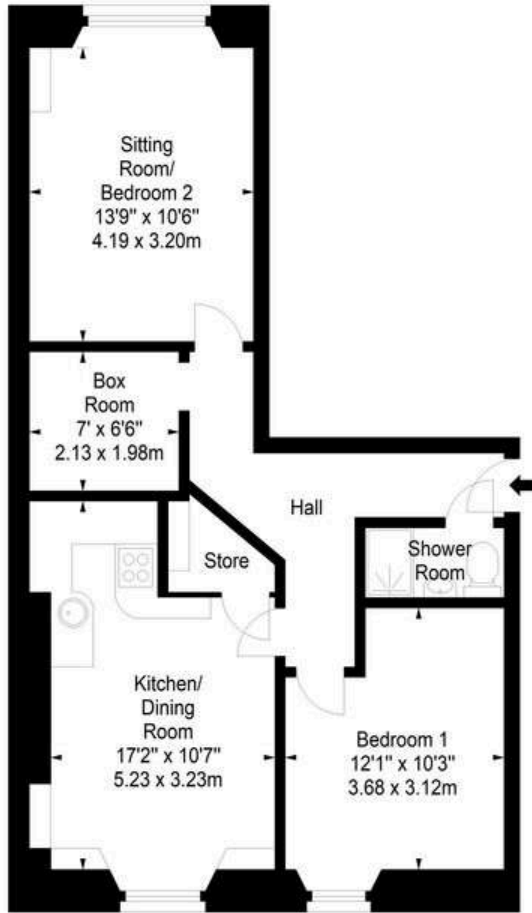




Bryson Road,  
Edinburgh,  
Midlothian, EH11 1ED



Approx. Gross Internal Area  
647 Sq Ft - 60.11 Sq M  
For identification only. Not to scale.  
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First Floor



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