

## 17/3 Bryson Road Edinburgh EH11 1ED

### Offers Over £230,000

- Entrance hallway
- Living/dining room featuring ornate corning
- Kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods
- Two double bedrooms with master featuring large fitted wardrobes
- Bathroom with three-piece suite and mains shower over bath with rainwater shower head
- Gas central heating and double glazing
- Communal garden
- On-street parking



1



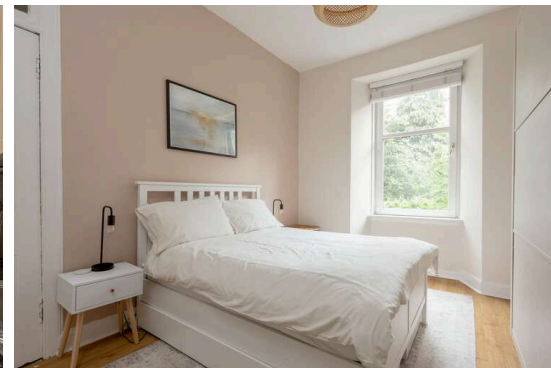
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EPC C



## Flat

Blair Cadell are delighted to bring to market this immaculate two bed flat in the heart of Polwarth. In turn-key condition with superb links to the city centre and beyond, this would be the perfect property for the first time buyer, young professionals or buy to let investor and must be viewed.

The accomodation comprises of a large hallway leading through to a beautifully presented living/dining room that features original ornate cornicing which is the perfect place for relaxing with friends and family. The kitchen has a range of wall and floor mounted units, gas hob and electric oven. There are two generous double bedrooms with the master featuring large fitted wardrobes offering plenty of storage space along with a large cupboard. A stylish bathroom with a three-piece suite with a mains shower over the bath with a lovely rainwater showerhead. There is gas central heating and double glazing throughout the property for maximum efficiency. A well kept communal garden and residents permit parking.

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. 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**

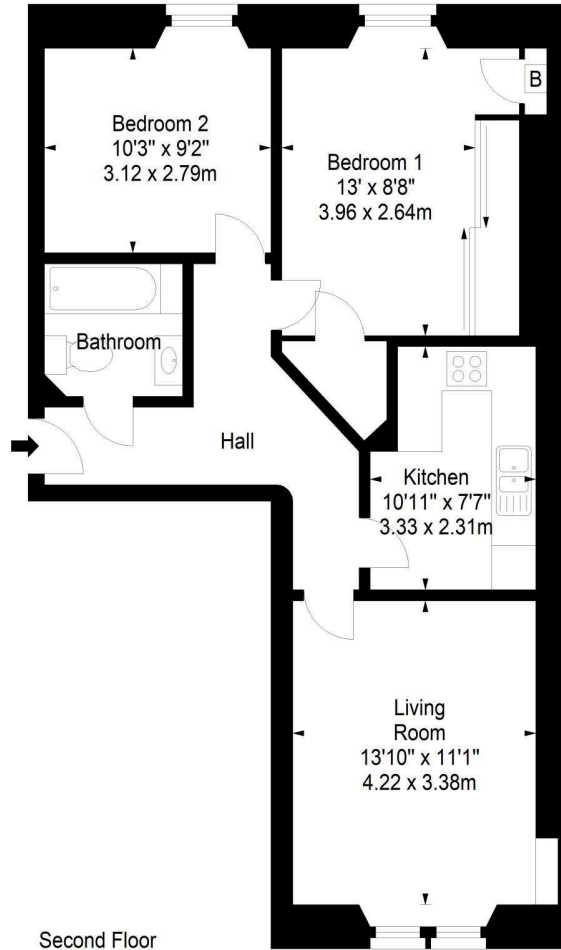




**Bryson Road,  
Edinburgh,  
Midlothian, EH11 1ED**



Approx. Gross Internal Area  
659 Sq Ft - 61.22 Sq M  
For identification only. Not to scale.  
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