

**64/4 Bryson Road
Edinburgh EH11 1DR**

Offers Over £160,000

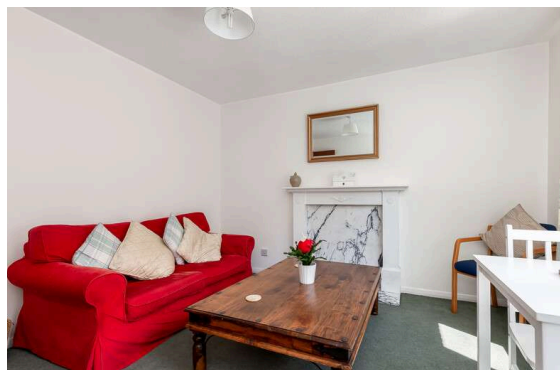
- Living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven
- Large double bedroom with fitted wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Electric heating and double glazing
- Well kept communal gardens
- Residents parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £477

Shared Ownership: N



Second Floor Flat

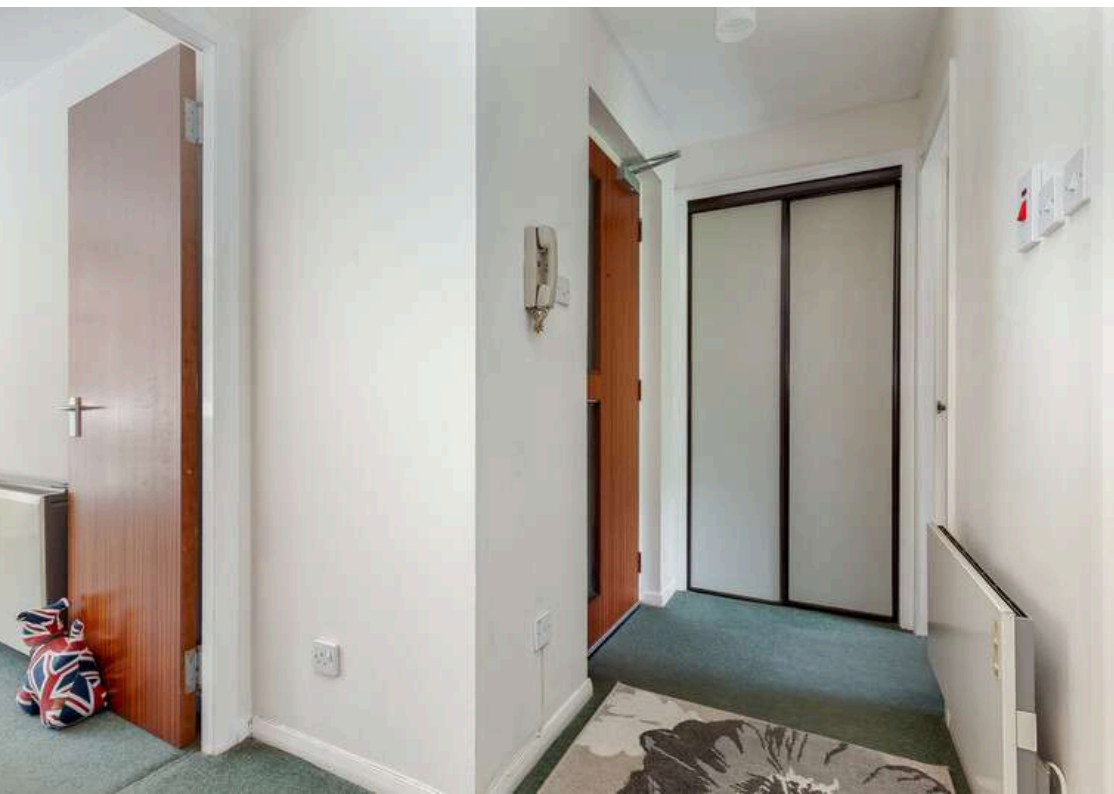
Blair Cadell are delighted to bring to market this well presented one bed flat in the heart of Polwarth. The property would be ideal for the first time buyer or young professional.

The property comprises of a well presented living/dining room, kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods which are available by separate negotiation. A large double bedroom with built in wardrobes offering plenty of storage space. Bathroom fitted with three-piece suite and electric shower over the bath. Hallway with two useful storage cupboards, electric heating and double glazing throughout. Residents parking to rear of building and communal gardens.*No Warranties given for systems or appliances*

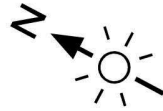
Bryson Road is a 15 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 minutes to both the Union Canal, with its extensive walking and cycling routes, and Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west of the 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

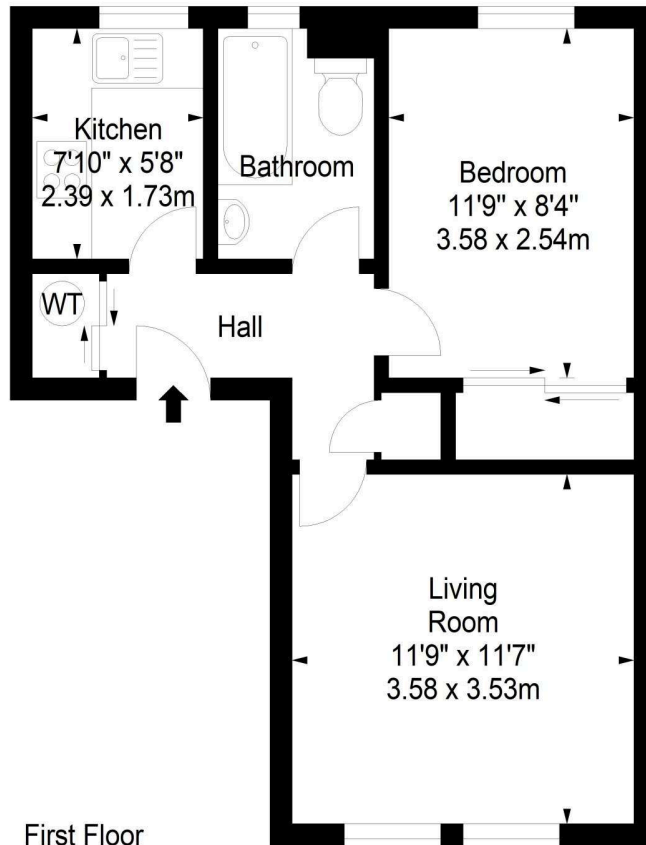




**Bryson Road,
Edinburgh,
Midlothian, EH11 1DR**



Approx. Gross Internal Area
410 Sq Ft - 38.09 Sq M
For identification only. Not to scale.
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