



**7 (2F1) Bryson Road, Polwarth,
Edinburgh, EH11 1ED**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE-BEDROOM, SECOND FLOOR TENEMENT FLAT



This attractive, one bedroom, second floor, tenement flat is situated in the sought after, Polwarth area of Edinburgh, close to excellent local amenities, shops, cafes and good transport links. The property has been very nicely presented throughout, with lovely period features and generously proportioned rooms. The accommodation consists of a communal stair, hallway, with storage and a ceiling airer, a particularly attractive living room, with a fireplace with an open fire, cornicing, ceiling rose and an Edinburgh Press. The dining kitchen has a range of modern white units, complementary tiling, appliances, a larder cupboard, open shelving and space for dining. The property also has recently fitted (2022) oak flooring to the lounge and hallway, as well as the installation of new windows (2020). The sunny double bedroom has a wall of storage, a window seat and cupboard, and there is a box room, with a high, platform bed, built-in desk and wardrobe. The shower room has smart tiling, a shower cabinet and a vanity unit. There is a communal garden to the rear.

- Communal stair
- Hall with storage
- Living room
- Dining kitchen
- Double bedroom
- Box room
- Shower room
- Gas central heating
- Double glazing (newly installed late 2020)
- Period features and some oak flooring
- Communal garden
- Permit 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 floor coverings, blinds, light fittings, oven, hob, washing machine, dishwasher, fridge freezer are included in the sale (no warranties given).

Viewing

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

Council Tax Band

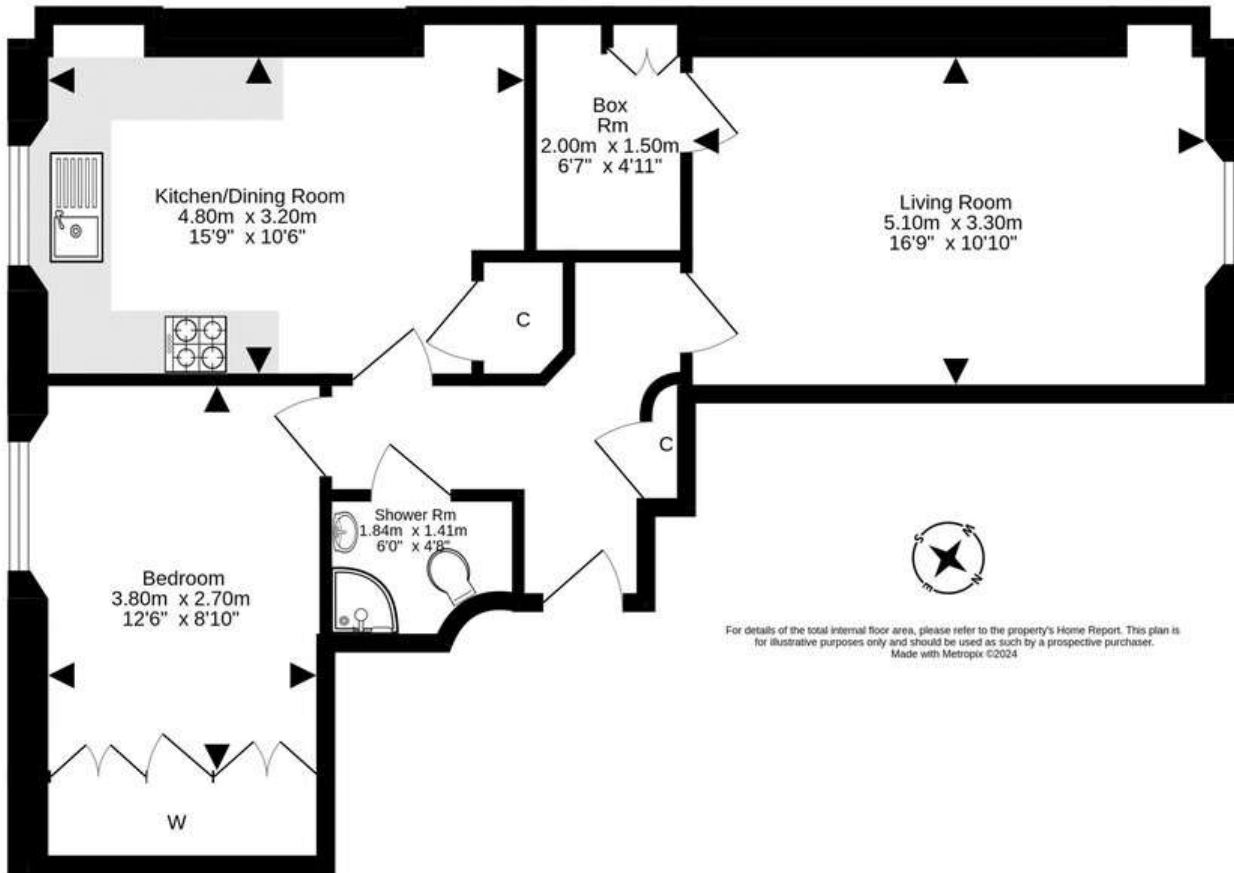
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Home Report Valuation

£230,000

EPC Rating

C



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