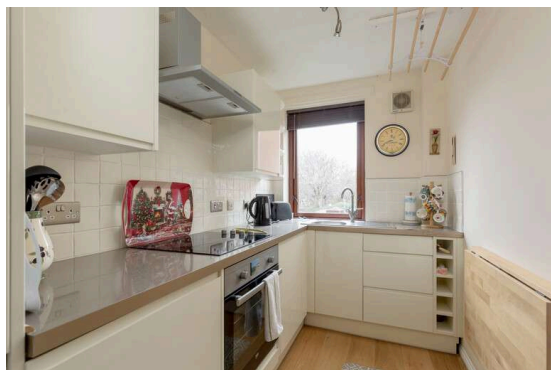


**43/2 West Bryson
Road, Edinburgh, EH11
1BQ**
Offers Over £240,000

- Bay window living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Two bedrooms with master featuring built in wardrobes
- Fully tiled shower room fitted with two-piece suite
- Electric heating and double glazing
- Beautifully kept communal gardens
- Allocated parking space



Ground Floor Flat

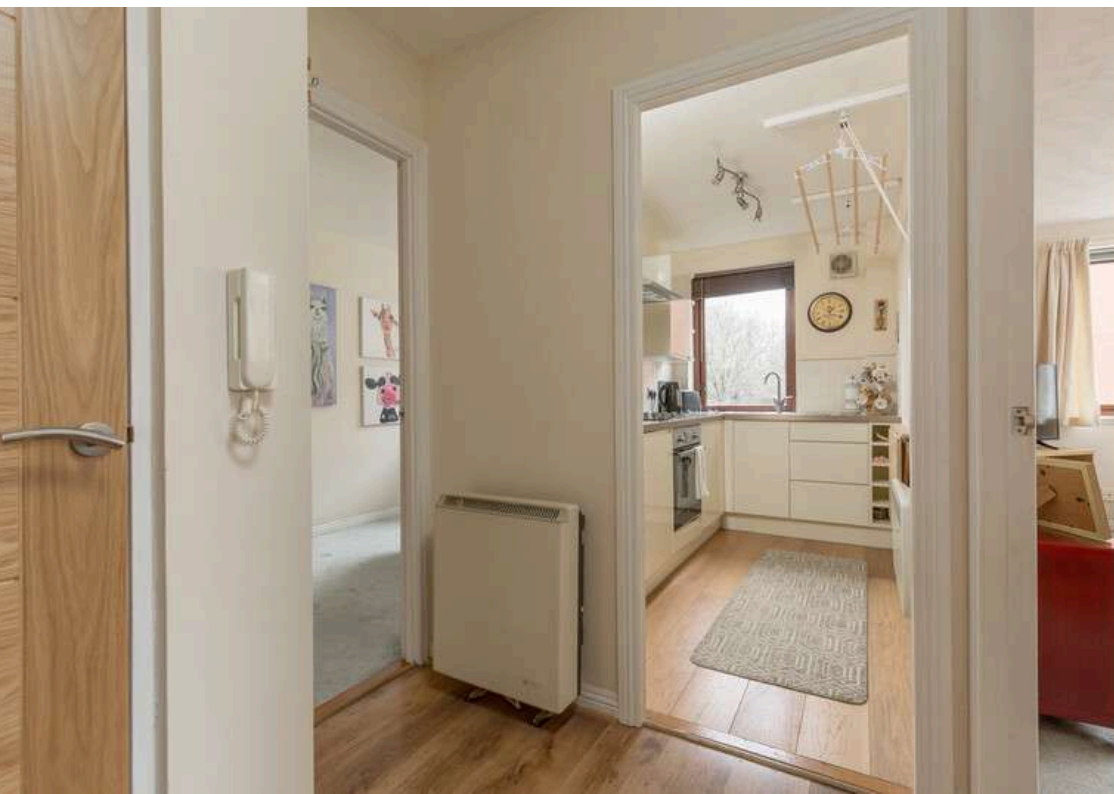
Blair Cadell are delighted to bring to market this superb two bed flat in the heart of Polwarth. With fantastic local amenities and in turn key condition, the property will appeal to many and must be viewed.

The accomodation comprises of fantastic bay window living/dining room that is the perfect place for hosting friends and family with furniture available by separate negotiation. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances included in the sale. There are two bedrooms with the master featuring built in wardrobes. A smart fully tiled shower room fitted with a two-piece suite and a mains walk in shower. The property has electric heating and double glazing for maximum efficiency. There are beautifully kept communal gardens and residents allocated parking.

West Bryson Road is a 15 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 min to 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 and a wide variety of popular bars, cafes and restaurants.

Viewing by appointment on 0131 337 1800

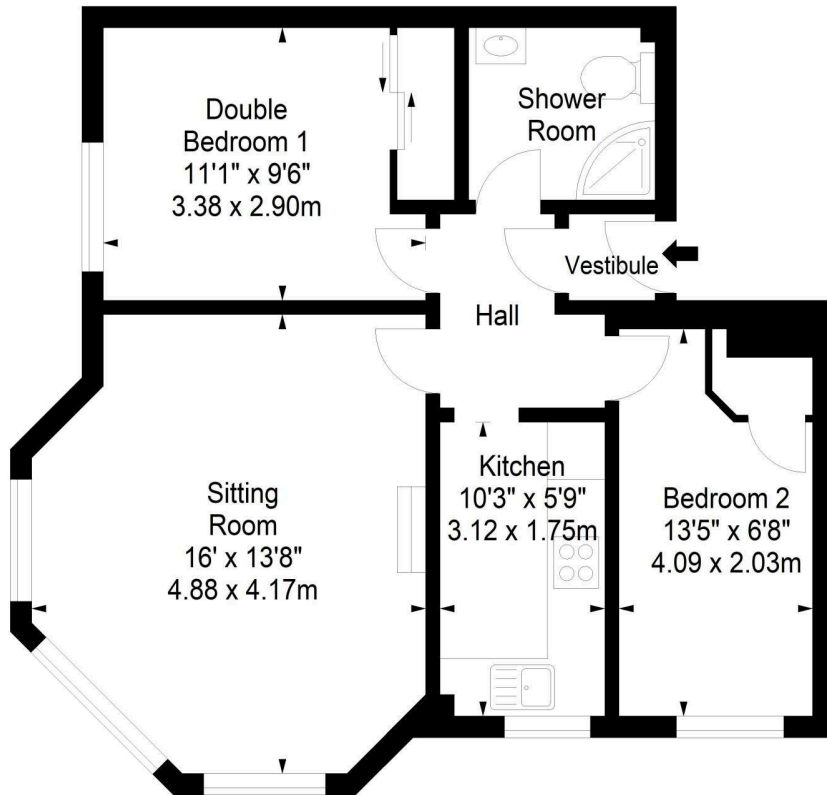




West Bryson Road,
Edinburgh,
Midlothian, EH11 1BQ



Approx. Gross Internal Area
572 Sq Ft - 53.14 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

