

**16/9 Bryson Road
Edinburgh EH11 1EE**

Offers Over £240,000

- Living/dining room featuring ornate cornicing and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units and an electric hob and oven
- Two double bedroom with master featuring fitted wardrobes and window seat
- Shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing
- Well kept communal garden
- Residents permit parking



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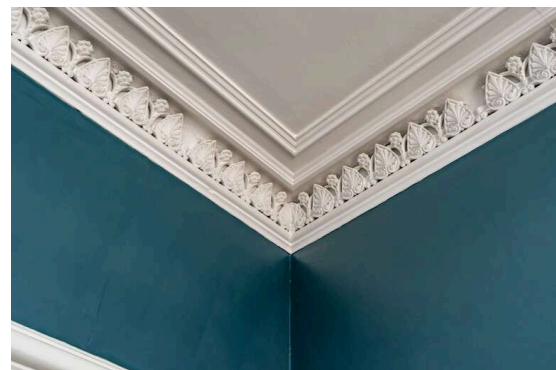
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2



EPC D



Top Floor Flat

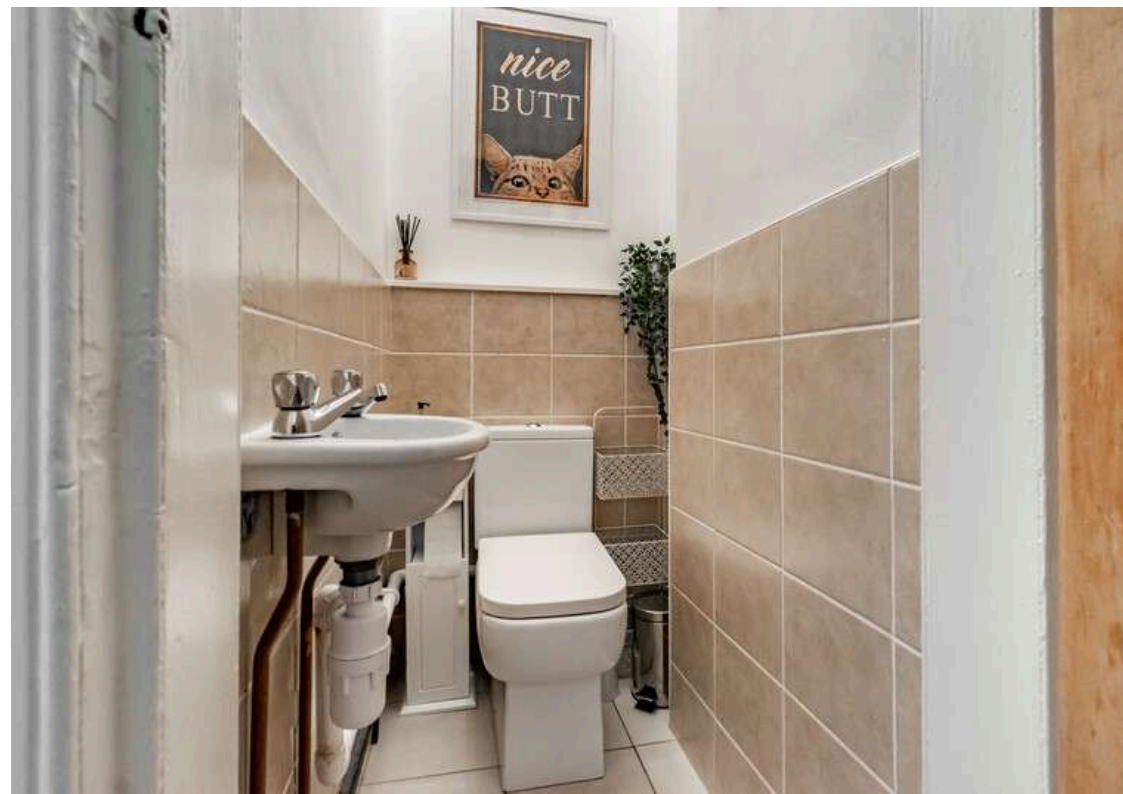
Blair Cadell are delighted to bring to market this immaculate two bed flat in the heart of Polwarth. In turn-key condition with superb links to the city centre and beyond, this would be the perfect property for the first time buyer, young professionals or buy to let investor and must be viewed.

The accomodation comprises of a large hallway leading through to a beautifully presented living/dining room that features original ornate corncing and centre rose and a decorative fireplace making it the perfect place for relaxing with friends and family. The kitchen has a range of wall and floor mounted units, electric hob and oven and white goods which are available by separate negotiation. There are two generous double bedrooms with the master featuring large fitted wardrobes offering plenty of storage space along with a large cupboard and a window seat which is the perfect spot to enjoy a morning coffee. A stylish shower room with a two-piece suite with a mains walk in shower. 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 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

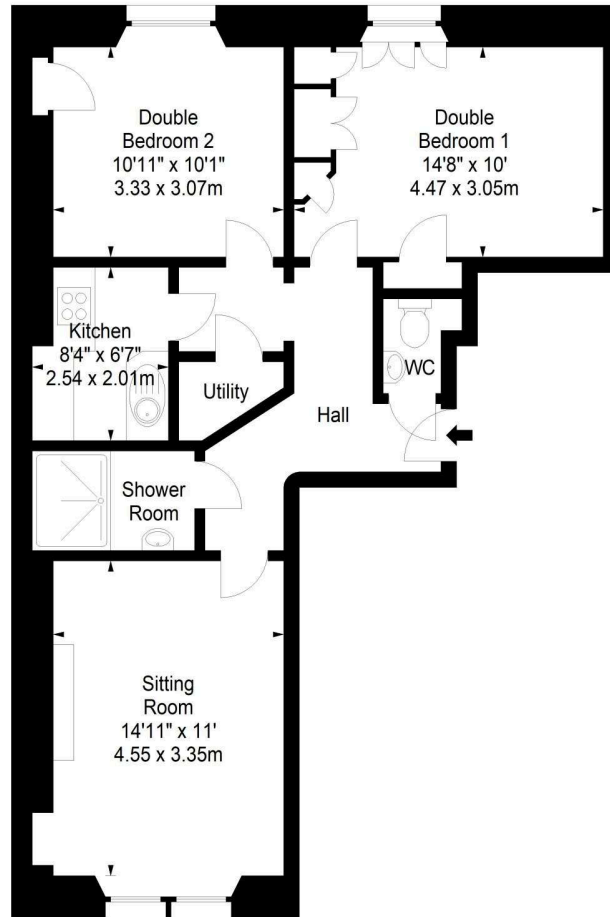




Bryson Road,
Edinburgh,
Midlothian, EH11 1EE



Approx. Gross Internal Area
714 Sq Ft - 66.33 Sq M
For identification only. Not to scale.
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Third 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

