



33/12 Bryson Road, Edinburgh, EH11 1DY

Description

Immaculately presented second floor flat forming part of a traditional Victorian stone tenement within the popular area of Polwarth. The property has been completely renovated throughout to a high standard of finish. A new Vaillant combi boiler was installed in 2023 as well as new double glazing. The property has been replastered and freshly redecorated in a clean, neutral style and commercial oak style laminate flooring has been laid which is hard wearing, water resistant and durable. The property has many charming original period features and has lots of character. It would make an ideal city centre apartment, particularly given the proximity of the excellent amenities in nearby Bruntsfield and Morningside.

The accommodation comprises:

- Entrance hall with shelved storage cupboard
- Open plan kitchen / living / dining room with large utility cupboard, plumbed for the washing machine and further storage cupboard housing the combi boiler
- The kitchen area has recently been fitted with a range of gloss white units with oak effect laminate worktops, marble effect tiled splash back and appliances including an electric ceramic hob, electric fan oven and fridge freezer
- The luxurious bathroom is partially tiled and fitted with a bath with mains pressure shower over, pedestal wash basin, WC and ladder towel rail



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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- The spacious double bedroom has oak style laminate flooring, bespoke built-in wardrobes, picture rail and corning

Outside and Gardens

There is a landscaped shared garden to the rear of the property. There is residents' permit parking and metered parking available on street.

Location

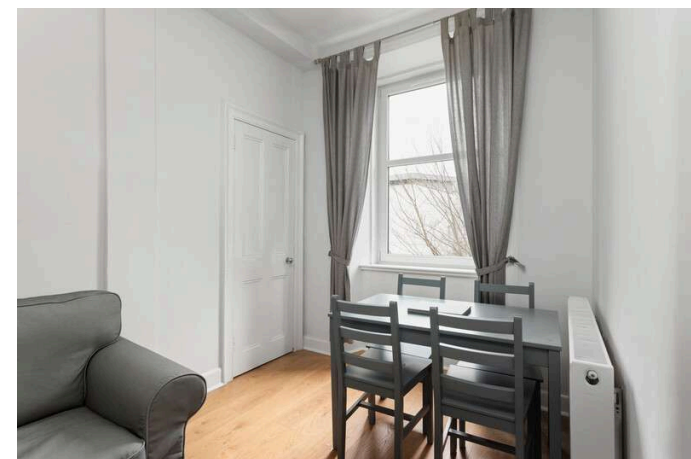
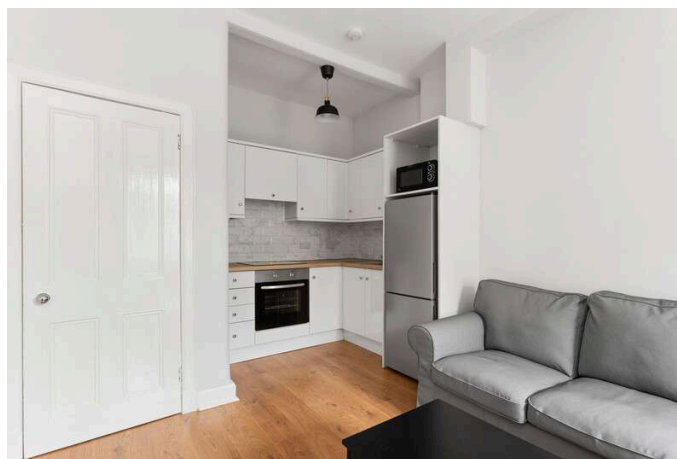
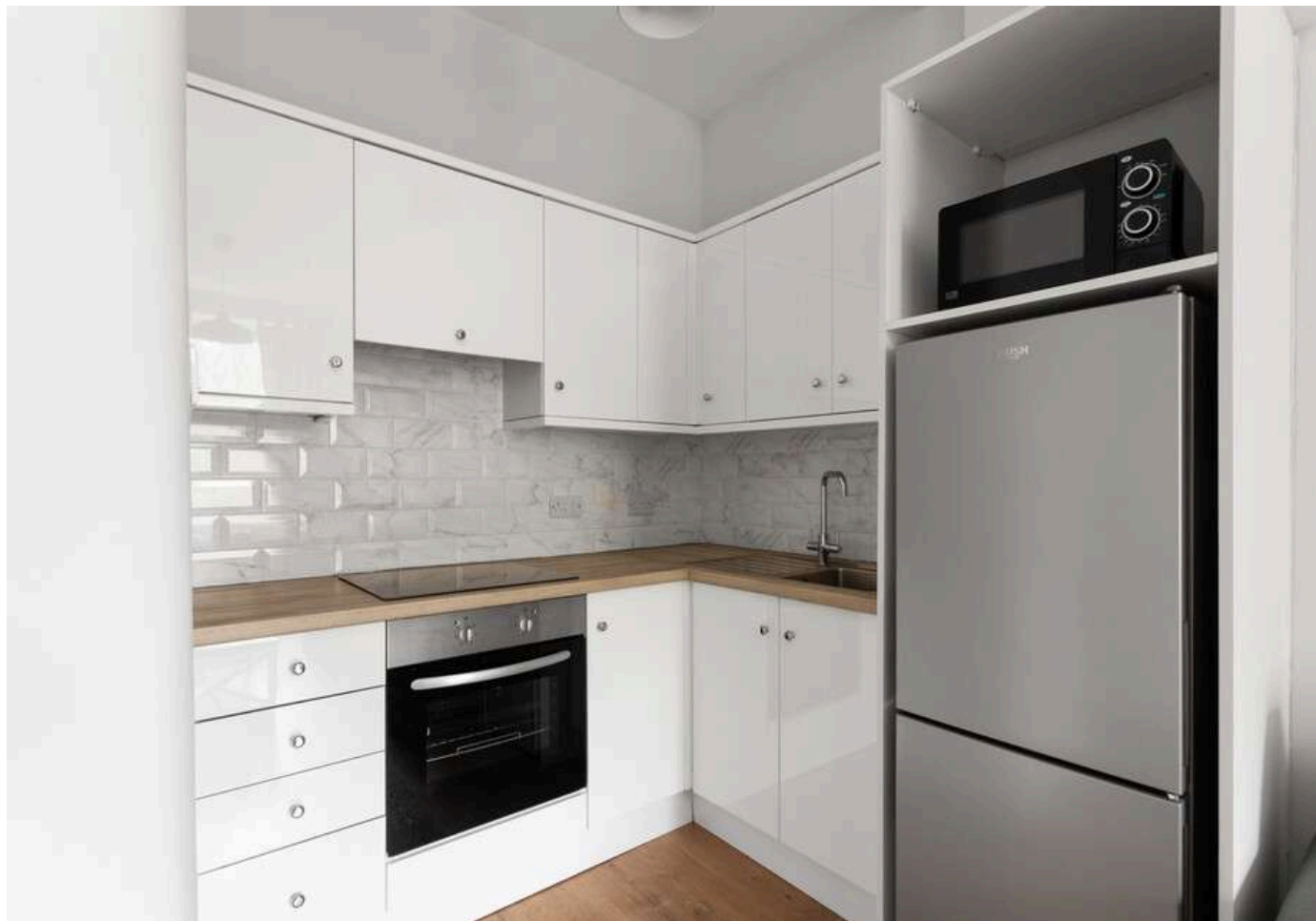
Polwarth is situated approximately two miles south-west of Edinburgh City Centre. There is a variety of local shops nearby on Polwarth Gardens itself. Further shopping facilities and amenities can be found in nearby Bruntsfield and Morningside. Frequent local bus services run along Polwarth Gardens and Dundee Street to the City Centre. Nearby Fountain Park leisure complex has bars, restaurants, ten pin bowling, cinema and health club facilities. It is well placed for Heriot Watt, Napier and Edinburgh Universities.

Extras

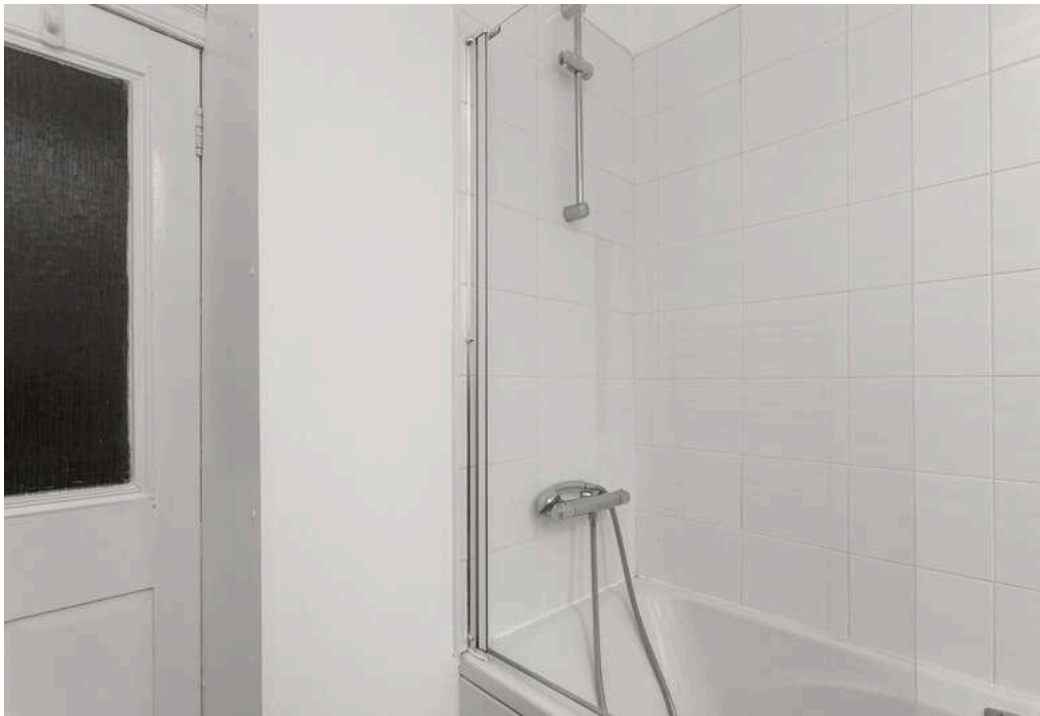
The fixed floor coverings, light fittings and kitchen appliances are included in the sale. The furniture is available by separate negotiation.

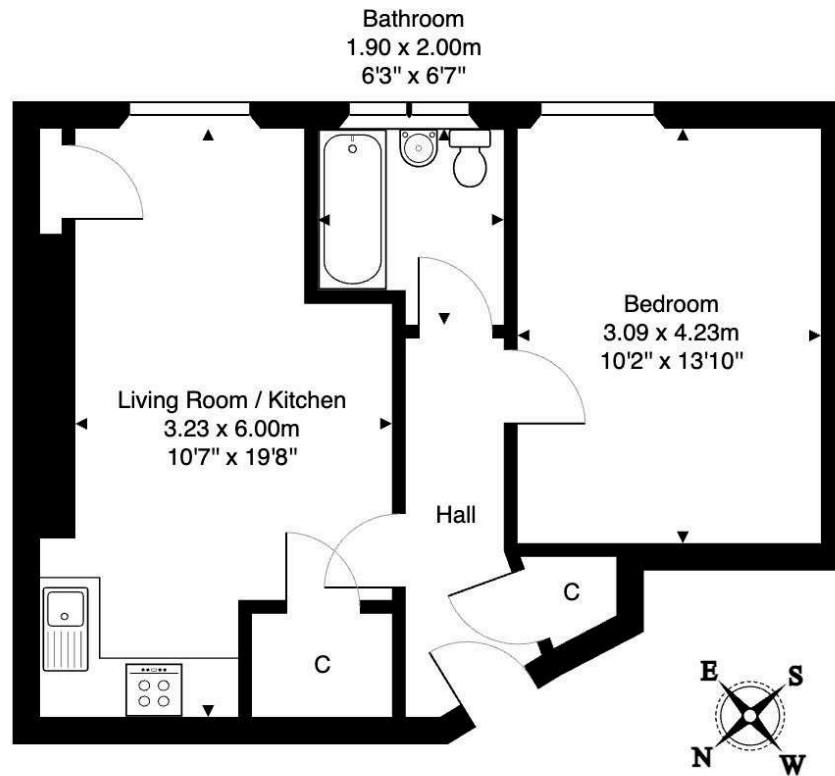
Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.









Second Floor

33/12 Bryson Road, Edinburgh, EH11 1DY

Total Area: 43.1 m² ... 464 ft²

All measurements are approximate and for display purposes only

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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