



GILSON GRAY

LAW • PROPERTY • FINANCE

6/9 BRYSON ROAD

Polwarth, Edinburgh, EH11 1EE



Enjoying a delightful blend of period charm and tasteful contemporary styling, this light and airy third/top-floor tenement flat in central Polwarth lies within walking distance of local shops, Fountain Park entertainment hub and cinema, national rail links from nearby Haymarket Station, as well as the airport tram line. Nearby Harrison Park provides a leafy setting with links to the Union Canal providing access to the city centre within minutes. The appealing city home boasts two rear-facing double bedrooms, a stylish shower room, useful built-in storage within the box room, and an open-plan living/dining room and kitchen with a southerly-facing aspect. The property provides the perfect opportunity for young professionals and first time buyers alike and residents of the tenement share access to a bright communal garden. On-street parking is within Controlled Zone S4. Extras: all fitted floor and window coverings, light fittings, washer, integrated hob, oven and cooker hood are included.

FEATURES

- Popular central location
- Attractive interiors with period features
- Third/top-floor tenement flat
- Secure entry system
- Entrance hall with storage
- Southerly-facing living/dining room with storage
- Stylish kitchen open to the reception area
- Two rear-facing double bedrooms and box room providing a walk-in wardrobe.
- Newly upgraded shower room with deluxe rainfall shower
- Communal rear garden
- On-street parking (Controlled Zone S4)
- Gas central heating and double glazing







"A TWO-BEDROOM PERIOD HOME LOCATED WITHIN WALKING DISTANCE OF RAIL AND TRAM LINKS, WORLD-CLASS ATTRACTIONS, AND CENTRAL SHOPS."





EPC RATING:



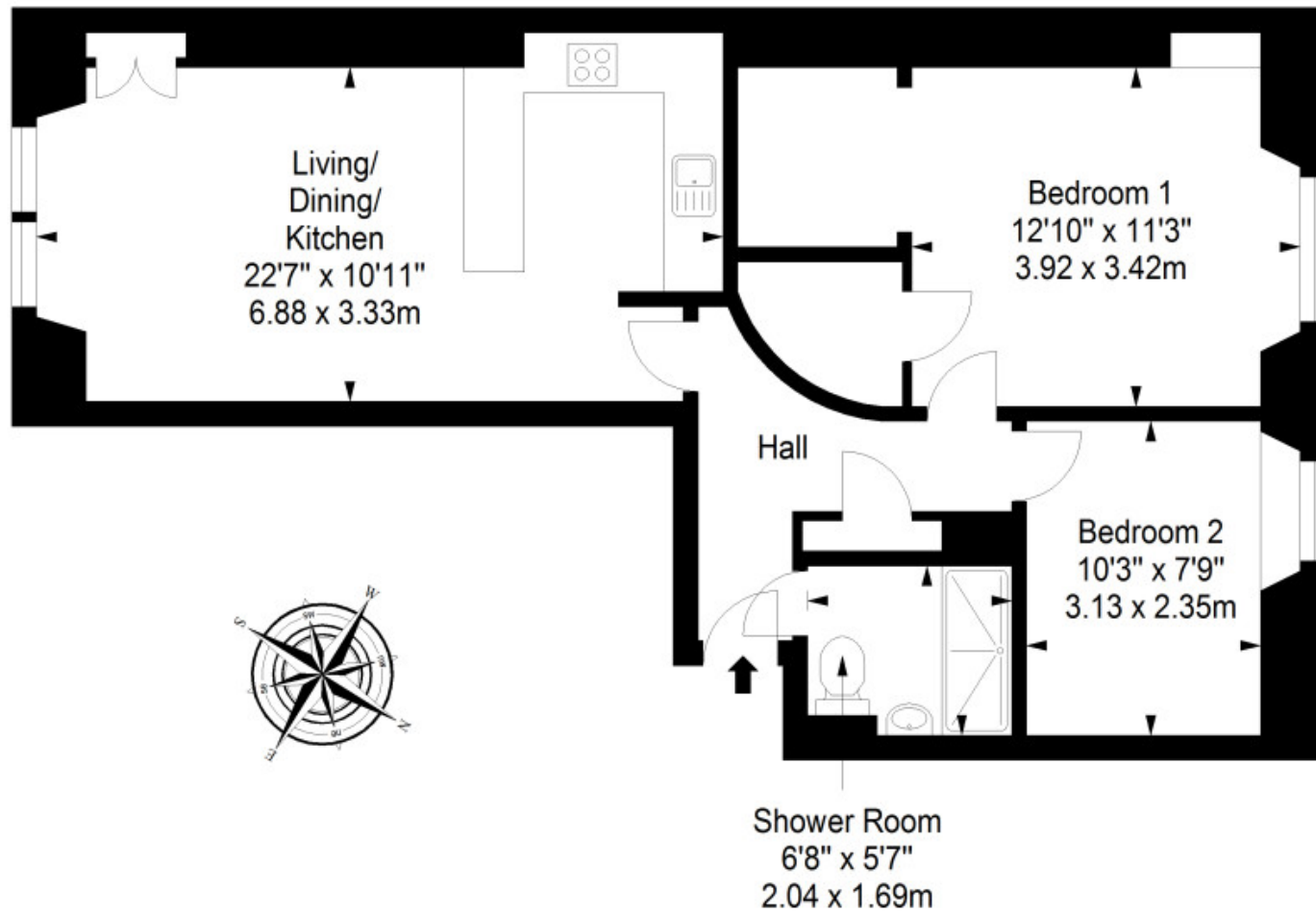
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Third Floor

Approx. 64.2 sq. metres (691.1 sq. feet)



Total area: approx. 64.2 sq. metres (691.1 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.