



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**78/9 Harrison Gardens**

Polwarth, Edinburgh, EH11 1SB

# 78/9 Harrison Gardens

Enjoying wonderful open views across Harrison Park, this third/top-floor one-bedroom tenement flat promises an elegant period home with tasteful modern décor, characterful authentic features, and shared access to a lovely south-facing garden. Also featured within the spacious interior are a bay-fronted living room, a southerly-facing kitchen with a social dining area, a versatile box room, and a bright bathroom. On-street parking falls under Controlled Zone S5.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



## Property Summary

- Parkside setting offering open views
- Top/third-floor tenement flat with period features
- Entrance hall with secure entry and storage
- Bright and characterful living room
- Sunny modern kitchen with dining area and pantry
- One spacious double bedroom
- Versatile box room/study
- Bathroom with shower-over-bath
- South-facing communal garden
- On-street parking (Controlled Zone S5)
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - D





Parkside setting offering open views, one spacious double bedroom, versatile box room/study and a bathroom with shower-over-bath



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**dream property!**



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 **CHARTERED FIRM**

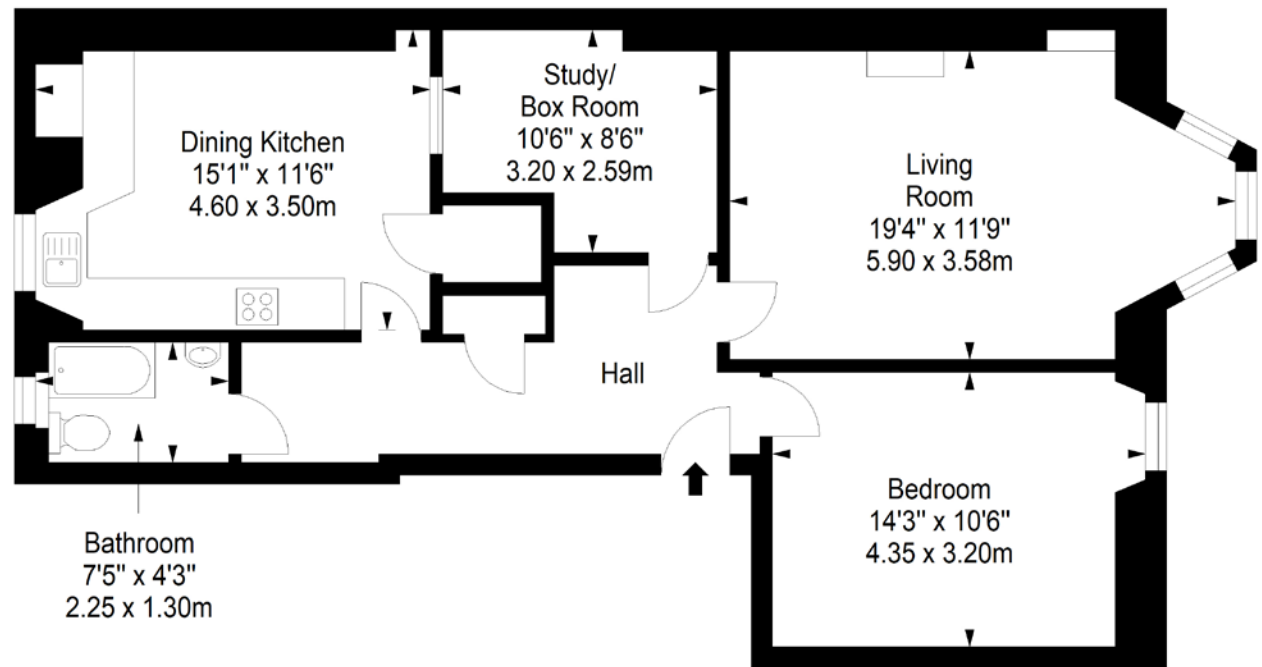
  

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Top Floor**  
Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 73.4 sq. metres (790.1 sq. feet)