

**16/5 Bryson Road
Edinburgh EH11 1EE**

Offers Over £200,000

- Open plan living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and large pantry cupboard
- Two bedrooms
- Bathroom with electric shower over bath
- W.C
- Gas central heating and double glazing
- Communal garden

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: £0

Shared Ownership: N



Flat

Blair Cadell are delighted to bring to market this well presented two-bed flat in the heart of Polwarth. With superb links to the city centre, the property would be ideal for the first time buyer or young professional and must be viewed.

The accomodation comprises of a superb open plan living/kitchen/dining space which is ideal for hosting friend and family. The kitchen is fitted with a range of floor and wall mounted units, gas hob and electric oven a large pantry cupboard and white goods which are available by separate negotiation. There are two bedrooms, one double and the other single making it perfect as a guest room or home office. Bathroom fitted with a two-piece suite and electric shower over the bath. The hallway has a useful storage cupboard and W.C. There is gas central heating and double glazing throughout for maximum efficiency. A well kept communal garden to the rear of the property and residents permit parking.

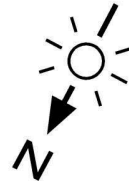
Bryson Road is a 15 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 minutes to both the Union Canal, with its extensive walking and cycling routes, and Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west of the 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

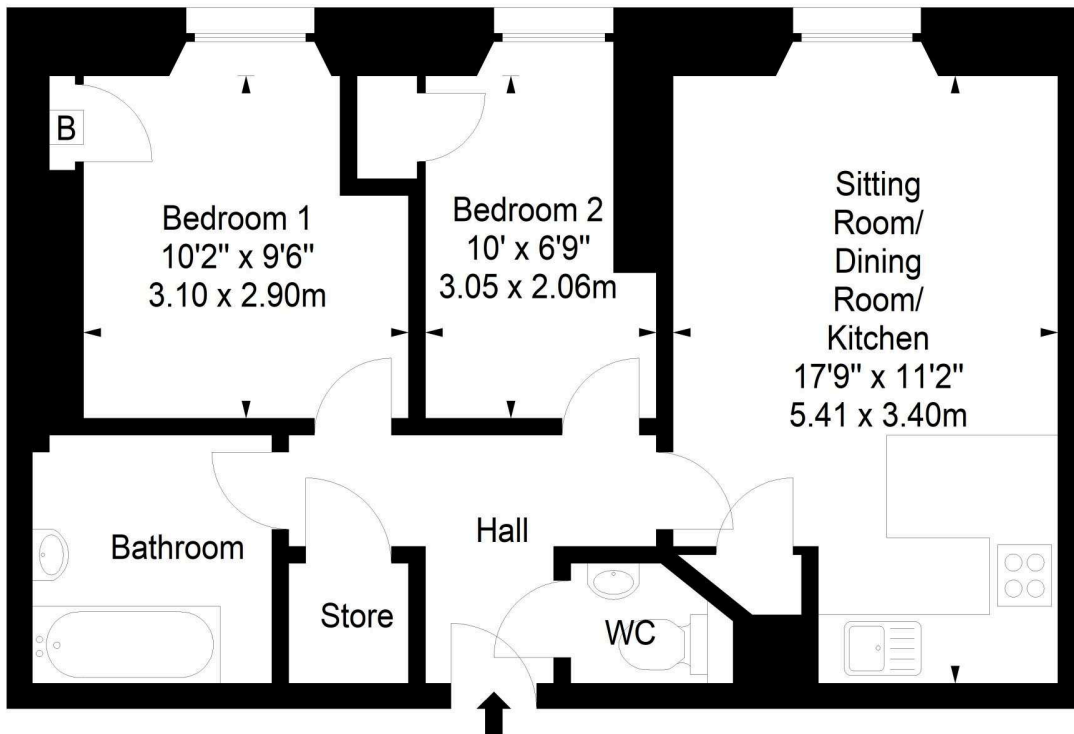




**Bryson Road ,
Edinburgh,
Midlothian, EH11 1EE**



Approx. Gross Internal Area
532 Sq Ft - 49.42 Sq M
For identification only. Not to scale.
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