



flat 6, 52 Bryson Road, Edinburgh, EH11 1DX



Welcome

Welcome to 52/6 Bryson Road - a top floor one-bedroom flat, located in the sought after Polwarth area situated in the south-west of the city centre. This bright and spacious flat forms part of a modern, factored development with residents permit parking along with permit on street parking. The flat enjoys neutral decoration throughout and benefits from electric heating and double glazing. Viewing is by appointment and should be conducted at your earliest convenience.

- Sought after residential location to the south-west of the city centre
- Communal secure entry
- Entrance hallway with storage
- Spacious living room with front facing windows
- Kitchen with base and wall units, electric cooker, washing machine and fridge
- Double bedroom with built-in mirrored wardrobes
- Bathroom with three-piece white suite with electric shower over the bath
- Electric heating and double glazing
- Residents permit parking and on-street permit parking





Polwarth

Polwarth is a highly sought-after residential area situated to the south-west of Edinburgh city centre. Renowned for its leafy streets and vibrant community atmosphere, Polwarth offers an excellent selection of local amenities, including independent shops, cafés, and the Union Canal, which provides scenic walking and cycling routes. The area benefits from superb public transport links, making it easy to reach the city centre, universities, and surrounding districts. With its proximity to Fountain Park leisure complex and the green spaces of Harrison Park, Polwarth appeals to professionals, students, and families alike, offering both convenience and a welcoming neighbourhood feel.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all gas, electrical and plumbing systems as well as all appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. This property is sold as seen
Trinity Factors oversee this development and the annual charges are approximately £483.31. The fees cover communal cleaning and electricity charges and grounds maintenance..



Get in touch

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Property Hub:

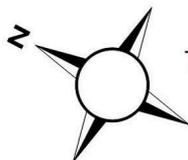
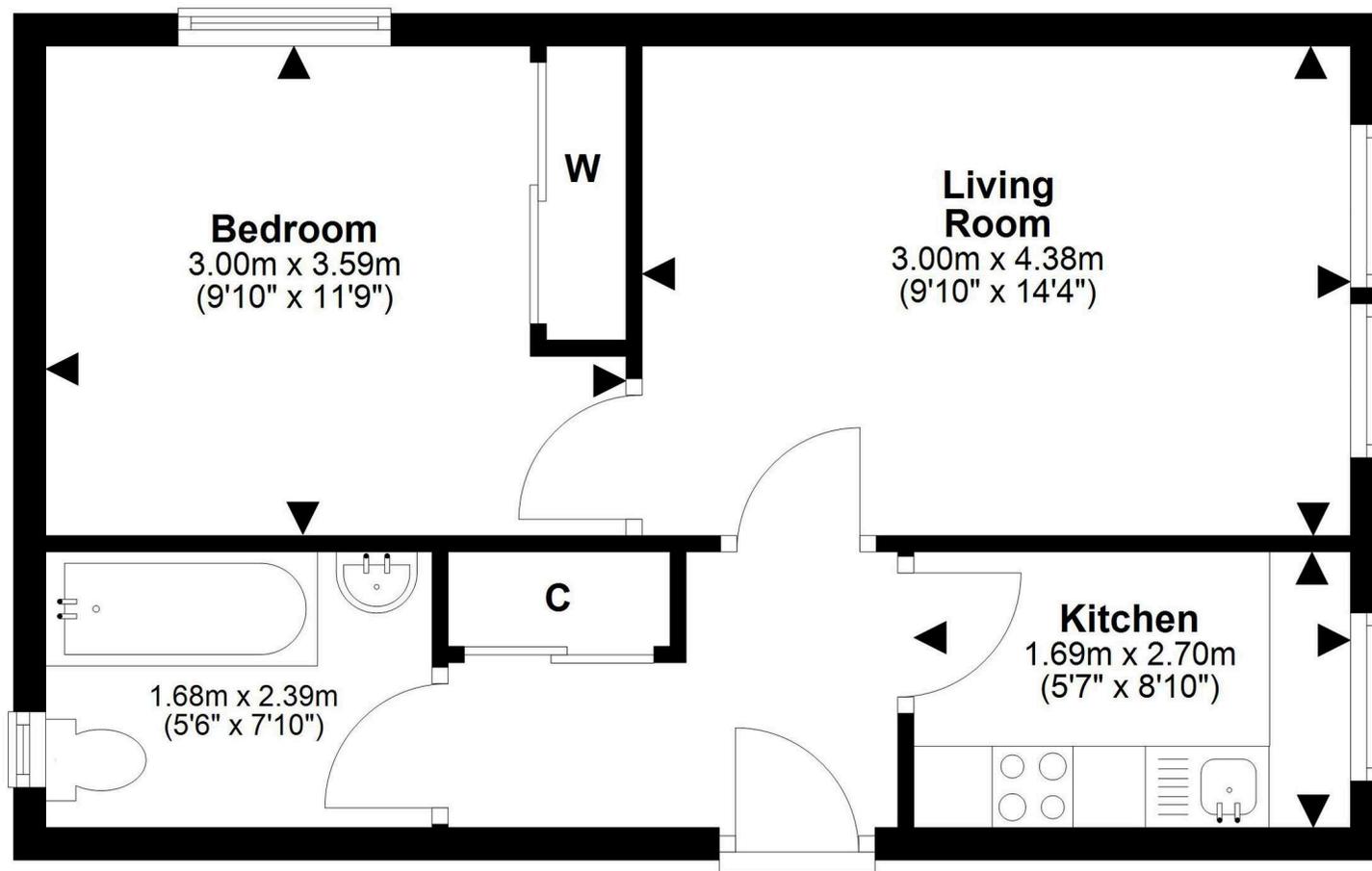
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EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.