

OFFERS OVER £170,000

10/5 Bryson Road  
Edinburgh, EH11 1EE

drummondmiller  
Solicitors & Estate Agents



- 1 bed tenement flat on a quiet street in the popular area of Polworth
- Large and bright living room
- Well proportioned double bedroom
- Beautiful hardwood flooring
- Floor to ceiling bedroom storage
- Gas central heating and double glazing throughout
- Located in an established residential area close to schools, shops, and sports facilities
- EPC C

### Description

Drummond Miller is delighted to present this bright and spacious one bedroom property, located in the highly desirable Polwarth area.

The welcoming hallway leads into a generous lounge, beautifully presented with hardwood flooring. The living room also features a fitted Murphy bed, offering a convenient solution for visiting guests.

The colourful kitchen offers a good amount of storage and provides an inviting space for food preparation. Thoughtfully designed to maximize functionality, it features electric hob, washing machine and sink with drainage board.

The well proportioned double bedroom benefits from floor to ceiling built in wardrobes, ensuring ample storage.

The bathroom is fitted with a modern three piece suite, including an over bath electric shower.

A good sized hallway cupboard providing additional storage.





### Central Heating and double glazing

The property benefits from gas central heating and double glazing.

### Garden and parking

The property benefits from a shared communal garden/drying area. There is ample parking having both pay meters and zoned permit bays.

### Location

Polwarth is a highly desirable residential neighbourhood, known for its traditional tenement homes, strong sense of community and excellent access to both the city centre and nearby Bruntsfield. Residents enjoy a wide range of shops, cafés and everyday amenities in Fountainbridge, Gorgie, Dalry and Bruntsfield, while the city centre is easily reached on foot, by bike or via frequent bus services.

The area is well served for schooling, with Bruntsfield Primary, Boroughmuir High School and George Watson's College all within easy reach. Everyday shopping is convenient too, thanks to Edinburgh West Retail Park and several major supermarkets, including a 24 hour ASDA, Sainsbury's, Lidl and Aldi.

Polwarth is ideal for outdoor enthusiasts, offering direct access to Harrison Park, the Union Canal towpath and the new Roseburn/Union Canal cycle link, perfect for walking, running and cycling. Nearby leisure facilities include Craiglockhart Sports and Tennis Centre, as well as the restaurants, cinema and fitness centre at Fountain Park. With its excellent amenities, green spaces and welcoming community atmosphere, Polwarth continues to be a consistently popular choice for a wide range of buyers.

### Council Tax and EPC

It is in Council Tax band C and has a C-rated Energy Performance Certificate.

### Home Report

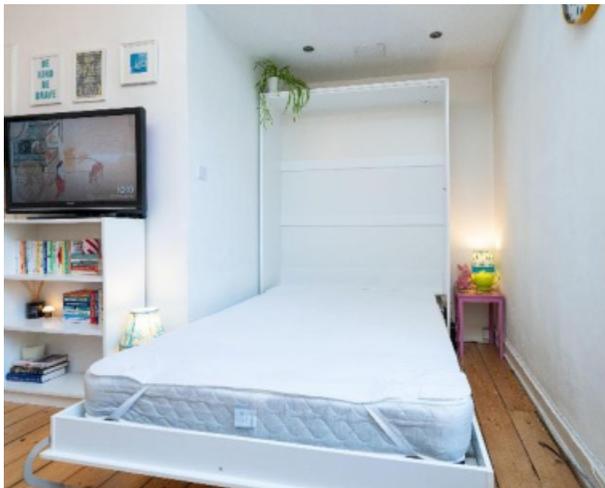
The property has been valued at £175,000 and a link to the Home Report is available from the ESPC website.

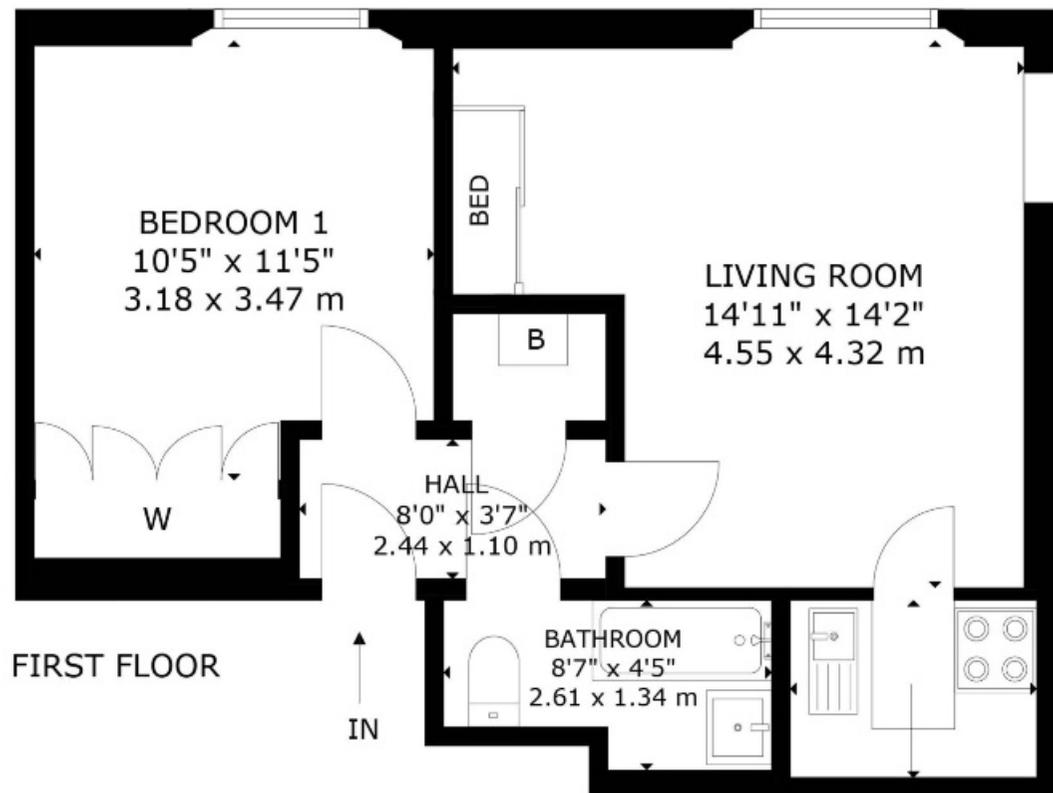
### Viewing

By appointment with the Agent, telephone 0131 229 3399 or email [property@drummondmiller.co.uk](mailto:property@drummondmiller.co.uk).

### Extras

The sale price includes all white goods housed in the kitchen and blinds.





FIRST FLOOR

10/5 BRYSON ROAD, EDINBURGH, EH11 1EE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 434 SQ FT / 40 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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