# GILLESPIE MACANDREW



39-4 West Bryson Road Polwarth, Edinburgh, EH11 1BQ

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Shared secured entry.
- · Reception hall with excellent storage.
- Corner bay-windowed living room with space for table & chairs.
- · Modern fitted kitchen with appliances.
- Master bedroom with built-in mirrored wardrobes & en suite shower room.
- Two further double bedrooms one with built-in mirrored wardrobes.
- Contemporary fitted bathroom with shower.
- White meter heating.
- Double glazing.
- · Well maintained communal grounds.
- Allocated parking space.
- · Visitors parking.





### **GENERAL DESCRIPTION**

A first floor flat part of a sought after development in the highly regarded Polwarth district of the city, perfectly positioned for access to Edinburgh City Centre and the green spaces of Harrison Park and Union Canal. There is a wide range of excellent local amenities close at hand and the property would be suitable for a range of buyers.

#### **FACTOR NOTE**

The Development is factored by James Gibb at an approximate charge of £800 per annum. This covers the maintenance of all the communal areas and also the blocks buildings insurance.

COUNCIL TAX BAND - E.

TRAIN STATION - APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATIO
AIRPORT - APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.

BUSES - WITHIN 200 METRES.

## LOCATION

Polwarth is a much-respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also next to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

#### EXTR.

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER AND THE FREESTANDING WASHING MACHINE.

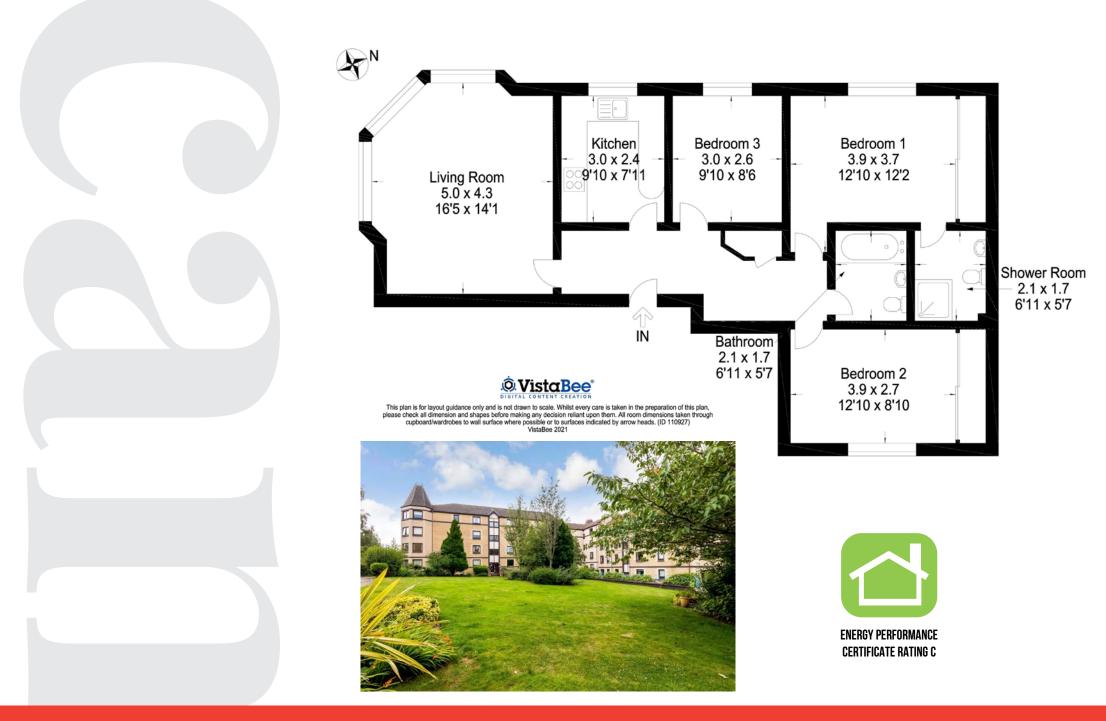












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