



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

CALL US ON 0131 447 4747

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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 STATION.
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.

EXTRAS:
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.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2021



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.