



14 Bryson Road,
Polwarth, Edinburgh, EH11 1EE.

CALL US ON 0131 447 4747

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

- Entrance vestibule
- Reception hall with excellent storage.
- Attractive living room with feature fireplace.
- Modern fitted dining kitchen with appliances.
- Larder storage cupboard.
- Utility room with appliances.
- Access to communal gardens at rear.
- Well presented & generously proportioned double bedroom.
- Further double bedroom.
- Contemporary fitted bathroom with shower.
- Boxroom.
- Gas central heating.
- Double glazing.
- Many original features including shutters.
- Private garden to front.
- Communal garden area at rear.
- Permit & metered parking.



GENERAL DESCRIPTION

An immaculately presented main door flat situated within the vibrant Polwarth district of the City within walking distance of an excellent range of local amenities and also the City Centre. The property would make an ideal purchase for a professional person or couple.

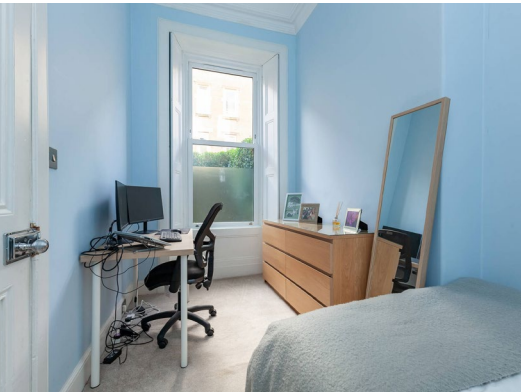
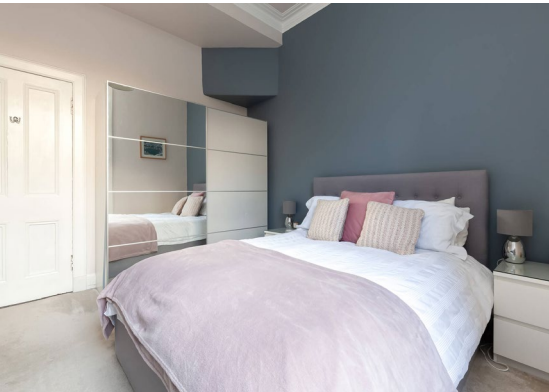
LOCATION

Polwarth is a well-regarded residential area to the south of the city centre, popular with families and young professionals. The area has a superb range of local shops including a Sainsbury local, Tesco Metro, Margiotta, bank & post office. There are also good a range of coffee shops, bars & restaurants in the local vicinity. Wider shopping is available in nearby Bruntsfield and Morningside. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex & Craiglockhart Leisure Centre. Tollcross, the West End and the city centre are also within easy walking distance. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great walks and outside spaces. The flat is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High Schools. Numerous bus services are available from the main roads and there is easy access out to the city bypass and the motorway network.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FRIDGE/FREEZER AND THE AUTOMATIC WASHING MACHINE AND TUMBLE DRYER WITHIN THE UTILITY ROOM. THE WARDROBES WITHIN THE MAIN BEDROOM AND PARCEL BOX IN THE FRONT GARDEN WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



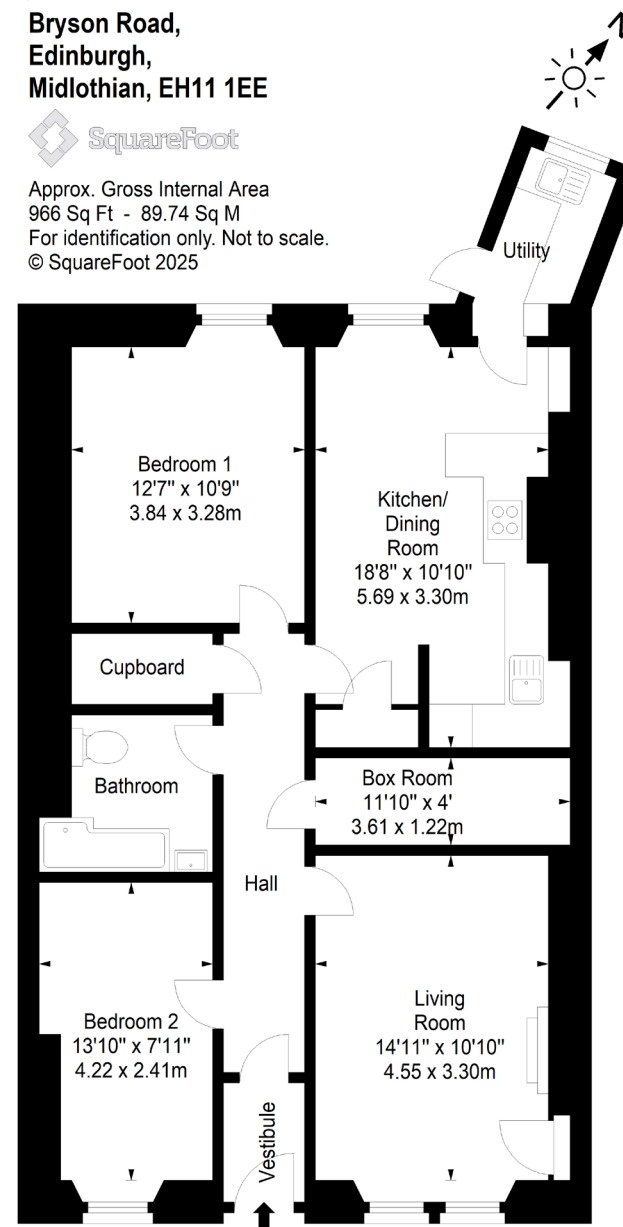


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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



Approx. Gross Internal Area
966 Sq Ft - 89.74 Sq M
For identification only. Not to scale.
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Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.