



25 (2F4) Bryson Road, Edinburgh, EH11 1ED

Well-presented two-bedroom second floor flat close to excellent amenities

URQUHARTS
EDINBURGH



DESCRIPTION

25 (2F4) Bryson Road is a well-presented two-bedroom second floor flat situated in the popular Polwarth and neighbouring Fountainbridge area. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall; bright living room / dining room with fireplace and twin windows overlooking the front; handmade custom-built fitted kitchen with wall and base units and appliances; two good sized-double bedrooms, and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Sash and case windows. Well-maintained communal rear garden. Residents permit and pay & display on-street parking.

LOCATION

Bryson Road is situated in the popular residential area of

Polwarth, lying southwest of the City Centre, neighbouring Fountainbridge and Merchiston. Local shops cater for everyday needs with a large choice of supermarkets all within proximity. For recreational activities, Harrison Park and the Union Canal are very nearby, with the green open spaces of the Bruntsfield Links & the Meadows, as well as Merchiston Tennis Club, Craiglockhart Sports Centre and Craiglockhart Hill. Fountain Park Leisure complex with a Health Club, bowling alley, multiplex cinema, bars, and restaurants within walking distance. Merchiston, Tollcross, Bruntsfield and Morningside are within approximately 1 mile of the property and offer a variety of specialist shops, restaurants, and bars. Several Edinburgh and Napier University campuses are close by. Catchment schools include Bruntsfield Primary and Boroughmuir High School with private schooling available nearby. Regular buses operate to and from the city centre and surrounding areas, and Haymarket Train Station & the City Bypass are easily accessible with links to the major motorway networks.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

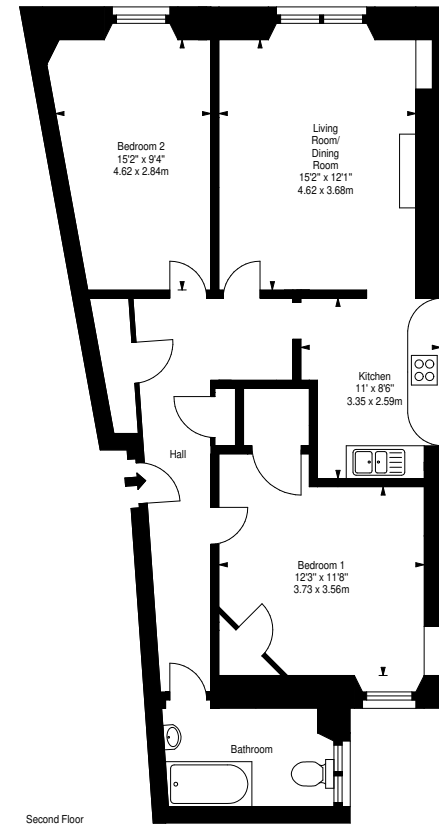
The property has an Energy Rating Category C

Tenure Freehold

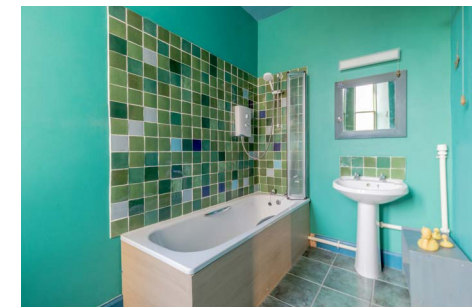
2 Flat 4,
25 Bryson Road,
Edinburgh,
Midlothian, EH11 1ED



Approx. Gross Internal Area
866 Sq Ft - 80.45 Sq M
For identification only. Not to scale.
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Second Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.