

47 (flat 9) West Bryson Road, Polwarth, Edinburgh, EH11 1BQ



47 (flat 9) West Bryson Road | Polwarth | EH11 1BQ

Description

Well appointed two-bedroom, bright and spacious second floor apartment boasting views to the Pentland Hills and forming part of modern factored development set within beautifully maintained landscaped grounds. Peacefully situated in the highly regarded Polwarth area, the property offers an enticing opportunity and is perfectly positioned for access to Edinburgh City Centre, Edinburgh & Napier Universities, Haymarket Railway Station and the green spaces of Harrison Park and Union Canal.

- Welcoming central reception hallway with good storage facilities
- Impressive bay living/dining room with sunny west-facing aspect
- Fitted kitchen
- Master bedroom with fitted wardrobe and stylish re-fitted en-suite with walk-in shower enclosure
- Double bedroom 2 with fitted wardrobe
- Bathroom featuring a white three-piece suite with shower over the bath
- Electric heating and double glazing
- Secure entry system
- Allocated parking space



Factor

The development is managed by a factor, 91BC, for a monthly fee of approx. £100 according to the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

The blinds, oven, modern induction hob, cooker hood and dishwasher are included. Additional items may be available by separate negotiation.

EPC Rating: D



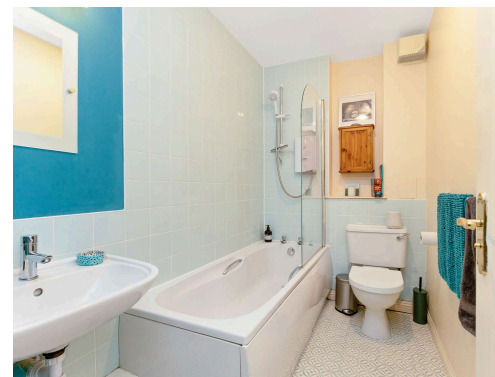
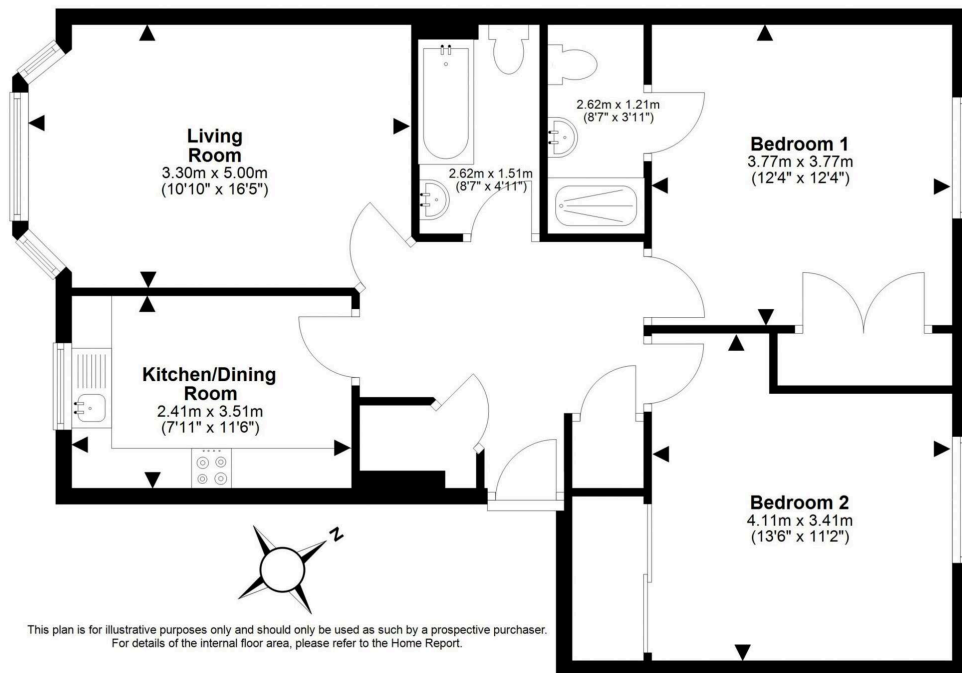
Location

Situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals whilst Haymarket train station is within a 15 minute walk. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses - including night buses - to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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