

**6/3 Bryson Road  
Edinburgh EH11 1EE**

**Offers Over £250,000**

- Large living/dining room featuring decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Two double bedrooms both with built in storage
- Shower room fitted with two-piece suite
- Gas central heating and double glazing throughout
- Well kept communal garden
- On-street permit parking

**Council Tax Band: C**

**Tenure: Freehold**

**Shared Ownership: No**



1



2



1



EPC C





## First Floor Flat

A bright and well presented two bedroomed flat situated in the sought after area of Polwarth. Situated close by to superb local amenities, this property is in turnkey condition and provides an excellent opportunity for first time buyers and young professionals.

The property includes a welcoming entrance hallway with useful storage cupboard, leading to a well proportioned lounge/diner with a double window allowing plenty of natural light and an electric fireplace making it an ideal space for hosting friends and family. The kitchen is well equipped with ample floor and wall mounted storage, an integrated electric oven and hob, and appliances included in the sale. There are two well proportioned double bedrooms both with built in cupboards providing excellent storage. A shower room fitted with a two piece suite and mains walk in shower. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency. Externally the property benefits from well maintained communal gardens and residents permit parking. Please note no warranty is given for systems.

Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the highly sought after and popular Bruntsfield Primary, Boroughmuir High School and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

**Viewing by appointment on 0131 337 1800**





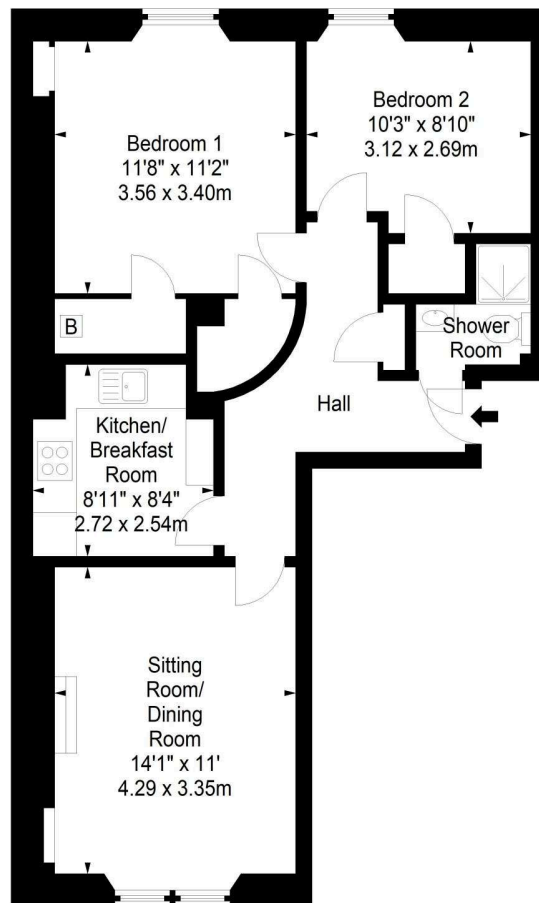




Bryson Road,  
Edinburgh,  
Midlothian, EH11 1EE



Approx. Gross Internal Area  
630 Sq Ft - 58.53 Sq M  
For identification only. Not to scale.  
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First Floor



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