



39/6 Bryson Road
Edinburgh
EH11 1DY



Generously proportioned first floor flat part of a traditional tenement building within peaceful surroundings in the vibrant Polwarth district of the city. The property is well located for access to a range of local amenities and within walking distance of the Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes.

- Shared secured entry
- Reception hall
- Attractive living room/dining room with storage
- Breakfasting kitchen with appliances
- Generously proportioned double bedroom with fitted wardrobes
- Bathroom with shower over bath
- Electric heating
- Triple glazing with solid hardwood construction
- Original features
- Communal garden
- Permits & metered parking

Polwarth is a popular and convenient residential area of the capital which lies to the southwest of the city centre. The location is ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical places. The immediate surrounding area plays host to a selection of convenience stores and popular eateries, all within a few minutes on foot, and whilst Princes Street is comfortably within walking distance, there are also many and frequent bus services to and from the city centre and to many other parts of the city. The Union canal walkway/cycle path is within minutes of the flat and offers an alternative route east and west. Parts of Edinburgh University, Edinburgh Art School and Napier Universities are all within easy reach, as are the added amenities of both Bruntsfield and Morningside. The Fountain Park Leisure Complex with its Cinema, Gym, Casino and restaurants is literally at the foot of the street, with the wonderful green spaces of Harrison Park, Bruntsfield Links and the Meadows just minutes away

EPC Rating-
Council Tax Band- B



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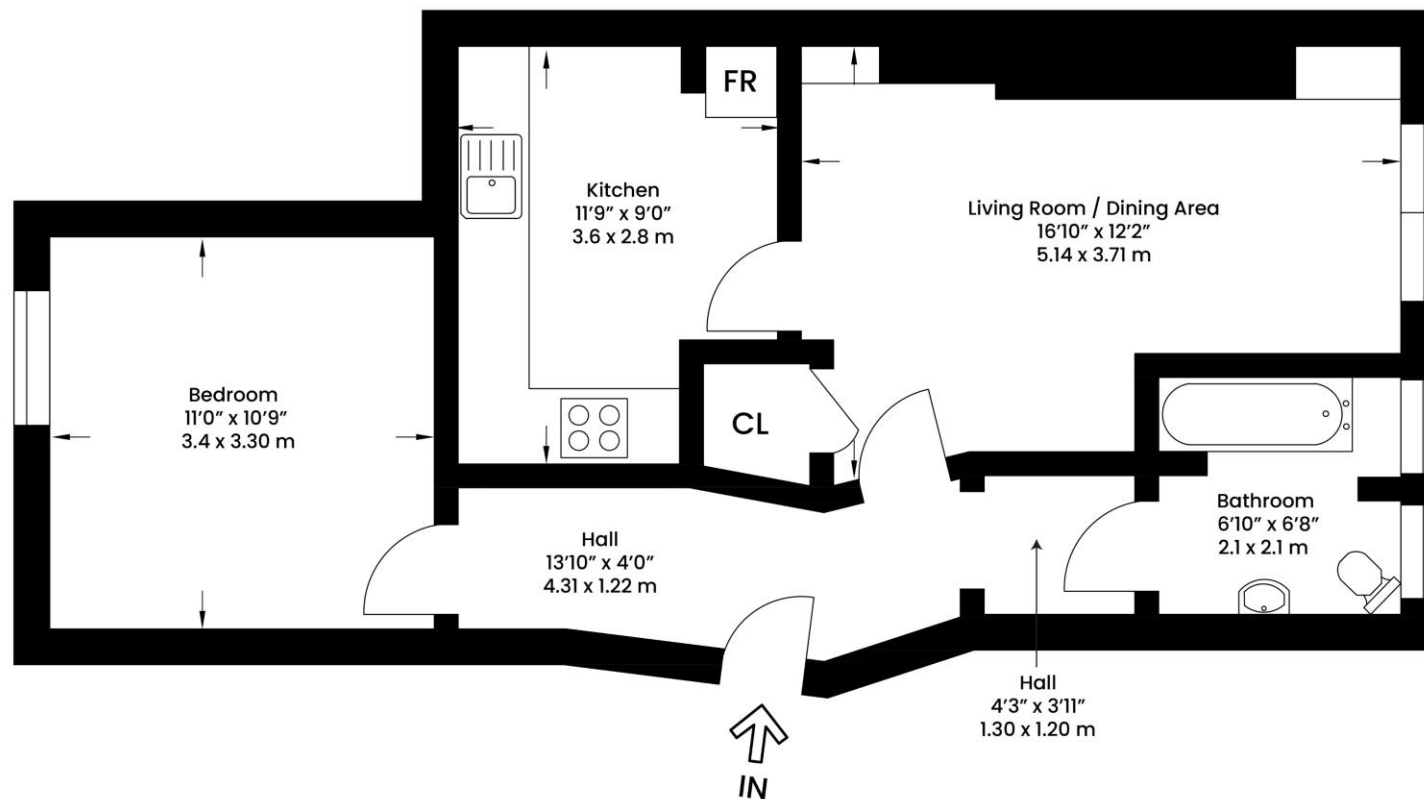












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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
VistaBee 2025



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