



33/2 Bryson Road, Polwarth, Edinburgh, EH11 1DY



Welcome

Welcome to Bryson Road, this charming one bedroom ground floor flat offers bright and spacious accommodation suited to the first time buyer or an investment opportunity. The property forms part of a traditional tenement building with secure access, a private garden to the front with a shared garden to the rear, resident's permit and metered on street parking available. The property is ideally located in the popular Polwarth area of Edinburgh, close to many local amenities and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Open plan living and kitchen.
- Kitchen equipped with wall and base units; white goods included.
- Double bedroom with wardrobe included.
- Modern and stylish shower room.
- Gas central heating.
- Double glazing.
- Private garden to the front, shared garden to the rear.
- Permit and metered parking available.





Polwarth

Bryson Road is ideally located, with the bustling shops and cafes of Bruntsfield a short walk away. Haymarket Station is easily accessible on foot or by bus while the Union Canal, which offers scenic walking and cycling routes, and Fountain Park, with its various facilities, are also nearby. Polwarth lies southwest of the city centre and is well-served by frequent public transport. The city bypass is a short drive away, providing easy access to South Gyle, the International Airport, and the central belt motorway network. Local shopping options include Sainsbury's Local, Aldi, Lidl, Tesco, Waitrose, and Edinburgh West Retail Park. For leisure, residents have easy access to Harrison Park and Hermitage of Braid while the Pentland Hills are only a short drive away.

Extras

The integrated kitchen appliances, curtains and fitted floor coverings are included.



Get in touch

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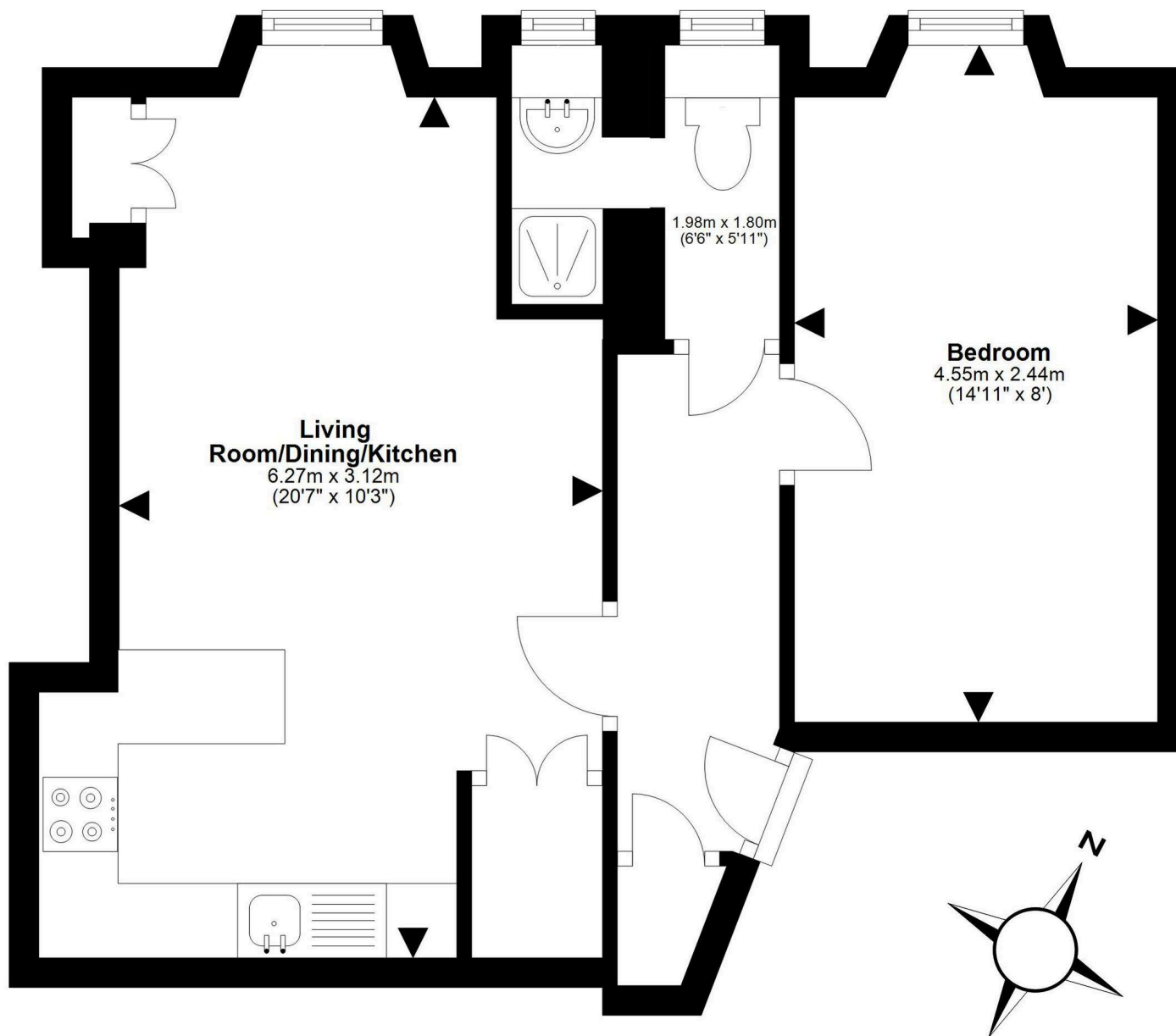
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.