

POLWARTH

16/8 BRYSON ROAD
EH11 1EE



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EPC RATING: D

OFFERS OVER £245,000

PROPERTY DESCRIPTION

- Hallway with staircase to upper level
- Elegant sitting room with feature fireplace, stained wooden door & window surround, ornate cornicing and handy boxroom off
- Spacious kitchen/dining room with amazing original range cooker, wide range of wooden fitted units & appliances, larder cupboard and dining nook – ideal for entertaining
- Bathroom with bath with mains shower over and period style sink
- Separate wc
- Two double bedrooms on upper level with eaved ceilings & velux windows
- Gas central heating from condensing combi boiler in the kitchen
- Upvc double glazed windows replaced in 2016
- Period features including stripped doors, range cooker, fireplace, wooden window surrounds & cornicing
- Communal rear garden
- Resident permit parking on the street

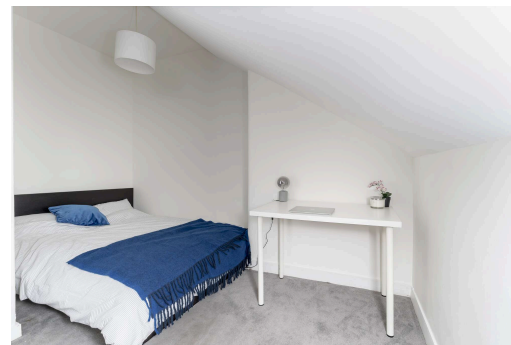
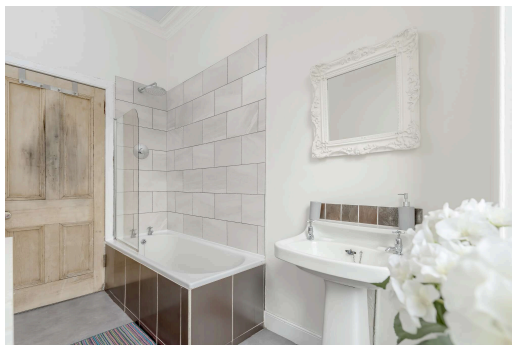


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850



UNIQUE TWO BED TRADITIONAL THIRD/FOURTH FLOOR DUPLEX APARTMENT IN POPULAR POLWARTH

Rarely available, extended two double bedroom flat with spacious living accommodation comprising large kitchen/diner with original range cooker and comfortable sitting room & boxroom, together with bathroom & separate wc. Well-presented and ready to move into, this property would suit first time buyers, sharers, professionals, students, investors or a young family, being in the catchment for excellent schools. Great local shopping & leisure facilities, excellent transport links to the city centre and access to wide open spaces.

AREA

Polwarth is a well-regarded residential area to the south of the city centre, popular with families, young professionals & sharers. The area has a superb range of local shops including a Sainsbury local, Tesco Metro, Margiotta & post office. There are also a good range of coffee shops, bars & restaurants in the local vicinity. Wider shopping & amenities are available in nearby Bruntsfield & Morningside. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex & Craiglockhart Leisure Centre. Tollcross, the West End and the city centre are also within easy walking distance or a short bus ride away. Harrison Park, Bruntsfield Links and the Union Canal walkway are all nearby providing great outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are just a short bus journey away. There is secure on-street bike storage (for hire) and a car sharing hire

location in the area. The flat is in the catchment for the well renowned Bruntsfield Primary and Boroughmuir High Schools and George Watsons is within walking distance. Numerous bus services are available from the main roads and there is easy access out to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£250,000

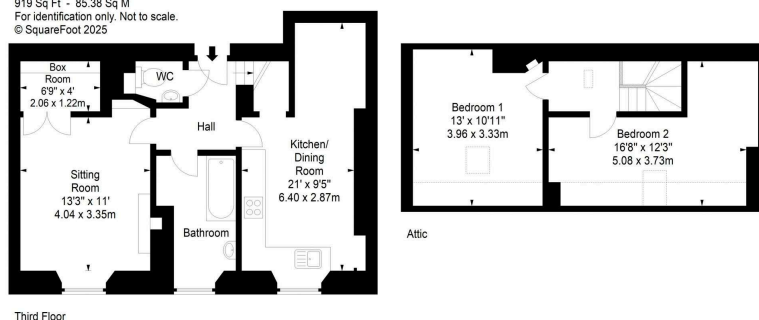


Sitting room	13'3 x 11' (4.04 x 3.35m)
Boxroom	6'9 x 4' (2.06 x 1.22m)
Kitchen/dining room	21' x 9'5 (6.40 x 2.87m)
Bedroom 1	13' x 10'11 (3.96 x 3.33m)
Bedroom 2	16'8 x 12'3 (5.08 x 3.73m)

Bryson Road,
Edinburgh,
Midlothian, EH11 1EE



Approx. Gross Internal Area
919 Sq Ft - 85.38 Sq M
For identification only. Not to scale.
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Third Floor

Attic

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

