

KILGOUR

PROPERTY



41/1 West Bryson Road, Edinburgh, EH11 1BQ





- Lounge
- Separate Kitchen
- 2 Bedrooms
- Bathroom
- Electric Heating
- Double Glazing
- Shared Gardens
- Allocated Parking Space
- Monthly factoring fees £100pcm approx at point of sale
- Council Tax - Band E
- EPC - Band D

Viewing by appointment through selling agent on 0131 273 5233

Description

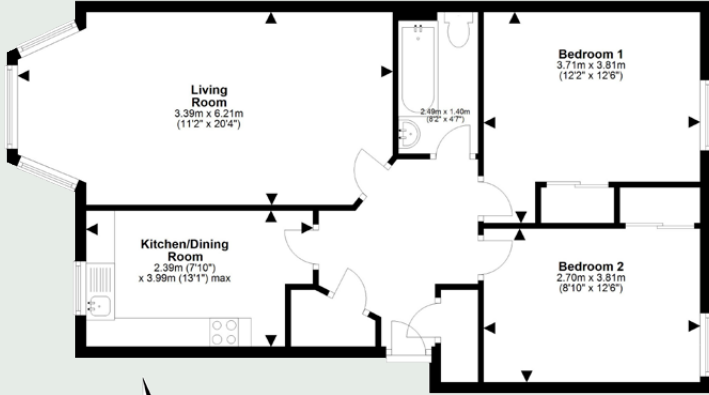
A superbly located ground floor flat that forms part of a peaceful and sought after residential development in a highly popular part of the city that is ideal for commuting and locale amenities.

The property has an electric heating system and is fully double glazed. Externally there are shared garden grounds and an allocated parking space.

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 multiscreen 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.





Lounge	20'4 x 11'2	6.21 x 3.39m
Kitchen	13'1 x 7'10	3.99 x 2.39m
Bedroom 1	12'6 x 12'2	3.81 x 3.71m
Bedroom 2	12'6 x 8'10	3.81 x 2.70m
Bathroom	8'2 x 4'7	2.49 x 1.40m







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