



51/1 Bryson Road
POLWARTH | EDINBURGH | EH11 1DS


warners
solicitors & estate agents



51/1 Bryson Road

POLWARTH | EDINBURGH | EH11 1DS

Early viewing is recommended to appreciate this exceptionally light and spacious first-floor apartment, superbly positioned within a highly regarded residential area with the green expanse of Harrison Park and the scenic Union Canal walk/cycleway nearby, plus great transport links to the City Centre attractions and the Universities.

This lovely property is one of the larger-style two bedroom flats within this mature modern development, offering factored communal areas and secure car parking to its residents. It's anticipated the property will appeal to both private buyers and investors due to the walk-in-condition interior and great location. Plenty of public living space is provided by way of a living/dining room with a box bay window ensuring maximum natural light and a kitchen providing lots of storage space and room for a decent-sized table for more informal dining. Two generous-sized double bedrooms are on offer, both featuring a built-in mirrored wardrobe. Further storage space off the entrance hallway includes a walk-in boxroom suitable for office work and two good-sized cupboards, all with light fittings. There's an en-suite shower room lying off the principal bedroom, fitted with an electric shower. The main bathroom was revamped in early 2024 to include a new washbasin set in a vanity unit, easy-to-maintain wetwalling, and an electric shower.

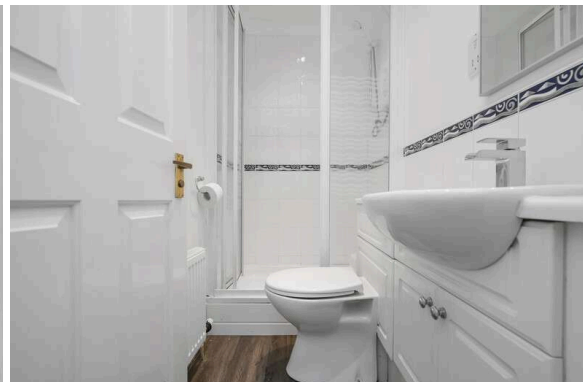
- Bright living/dining room with bay window
- Large dining kitchen with an excellent range of units
- Principal double bedroom with en-suite and new carpet
- Second double bedroom with new carpet
- Upgraded bathroom
- Hallway
- Superb storage facilities
- Gas central heating
- Double glazing
- Security entryphone system
- Secure access to residents' car park

The sofas and bed are available upon separate negotiations. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



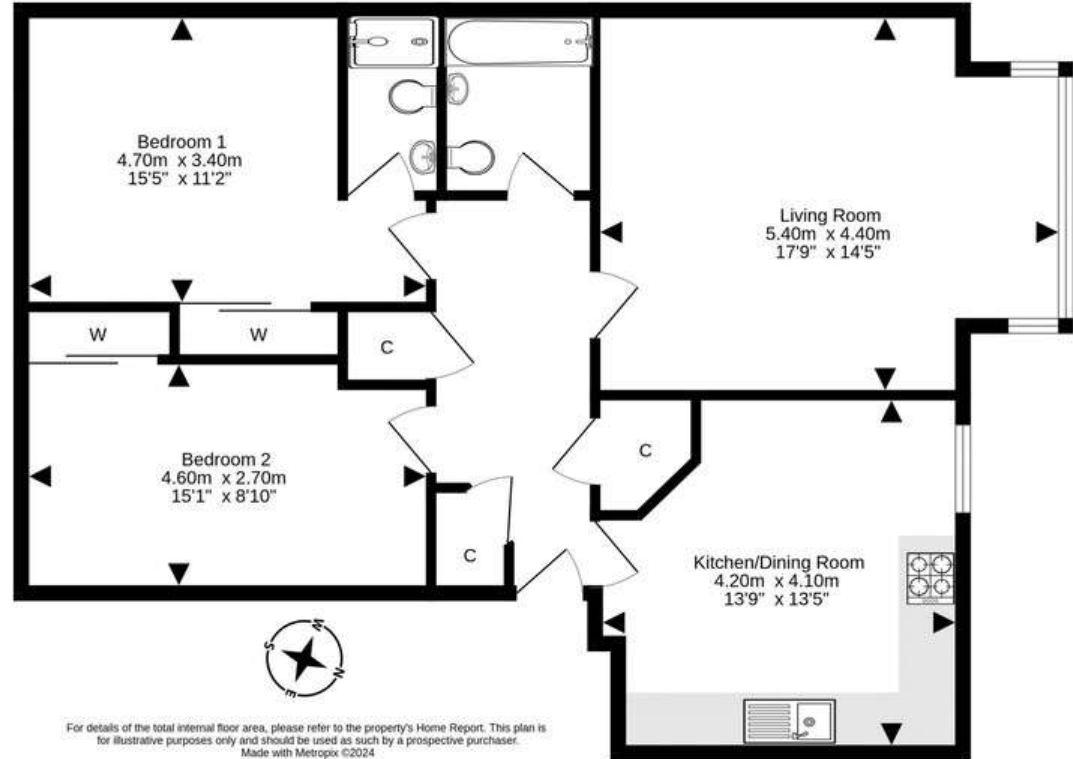
Polwarth is a much respected residential area approximately two miles south-west of Edinburgh's bustling City Centre. It is well served by a selection of local shops, including Margiotta's Food and Wine store and a Scotmid Co-op. For larger shopping trips, there's a choice of supermarkets - Sainsbury at Westfield Road, Aldi on Gorgie Road and Asda at Chesser. Leisure facilities are excellent, with Fountain Park showcasing a Cineworld cinema, Nuffield gym, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a range of pubs and eateries. The property is located close to the green open space of Harrison Park and the Union Canal walk/cycleways, with Bruntsfield Links only a little further afield. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the property falls into the catchment area for Bruntsfield and St Cuthbert's primary schools and secondary schooling at Boroughmuir and St Augustine's. Regular bus routes run along the nearby main road into the city, where you'll find a superb choice of high street names and designer shops plus fashionable bars and restaurants. It's easy to reach Haymarket and the west end of the city, where you can access train and tram services into town or out to the Airport.





Ensuite 2.10m x 1.10m
6'11" x 3'7"

Bathroom 2.10m x 1.70m
6'11" x 5'7"



22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc