



60/5 Bryson Road
POLWARTH | EDINBURGH | EH11 1DR


warners
solicitors & estate agents



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Excellent first time purchase - superbly presented one bed second floor flat in a mature modern development including shared garden and residents' private parking. Sought after location near local amenities, Harrison Park, the Union Canal walkways, and good transport links into the city centre.

True walk-in condition living space with a great stylish look is on offer within this attractive property. It forms part of an exclusive development and boasts a sunny aspect to front and a pleasant leafy outlook from the rear rooms. The accommodation includes a public room with ample free floor space for both relaxation and dining, a kitchen beautifully fitted out with pale grey units and lovely tiled splash-backs, double sized bedroom benefiting from a built-in mirrored wardrobe, and shower-room featuring a large cubicle with electric shower. Factors ensure the upkeep of the communal areas and shared garden. Two permits are issued for use in the private residents' car park.

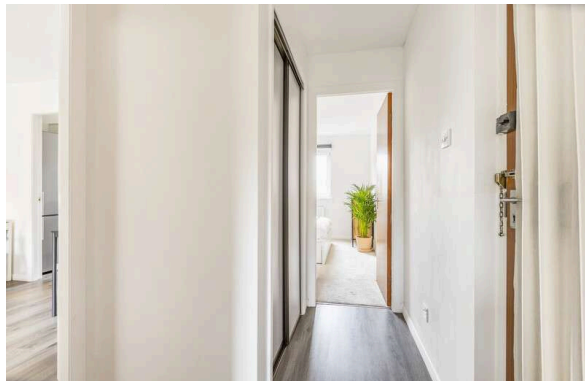
- Sunny living/dining room
- Well fitted kitchen
- Double bedroom with mirrored wardrobe
- Modern shower-room with electric shower
- Entrance hall/cupboard storage
- Contemporary style electric radiators
- Double glazing
- Security entryphone system
- Shared garden
- Residents' private parking

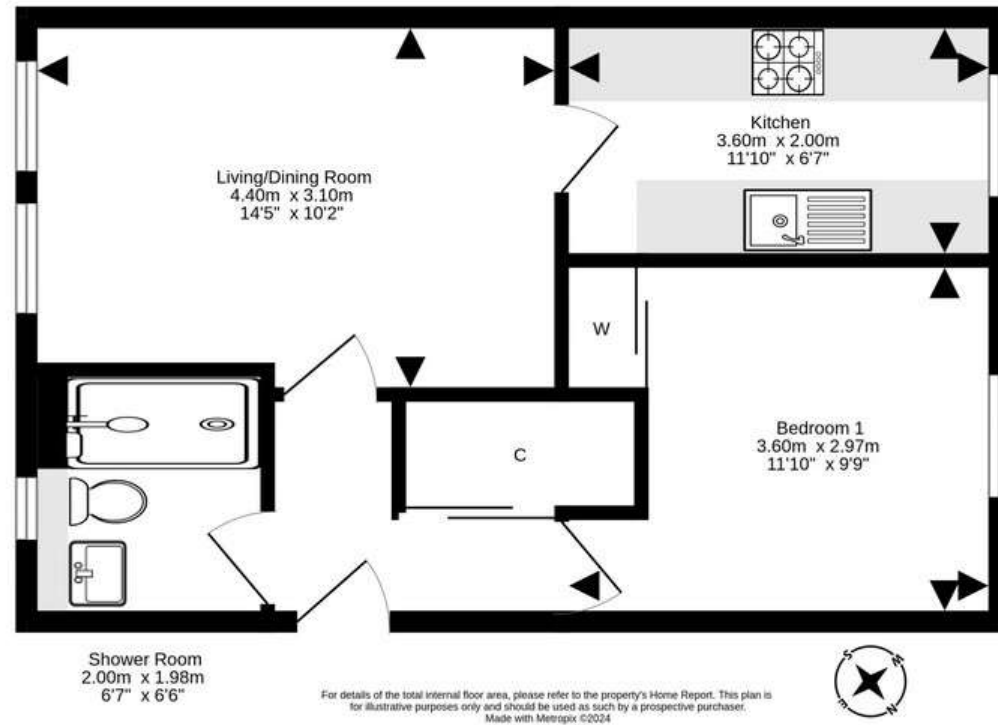
All white goods and fitted lights/blinds will be included in the sale. EPC Rating C.

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 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.





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