

COULTERS<sup>©</sup>

# 60/3 WEST BRYSON ROAD

POLWARTH, EDINBURGH, EH11 1BA

 2 BED  2 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Located on the edge of the beautiful Harrison Park, 60/3 West Bryson Road is a bright, well presented and spacious first floor two bedroom flat, forming part of an established development in the popular residential area of Polwarth.

The property has been recently redecorated and offers well-proportioned accommodation. The bright, generously sized sitting room has a lovely outlook towards Harrison Park with fitted carpet underfoot.

## KEY FEATURES



Spacious and well presented first floor flat.



Two double bedrooms, one with en-suite and a boxroom.



Located on the edge of Harrison Park.



Residents parking to the rear of the building.



Located in Edinburgh's popular residential area of Polwarth.



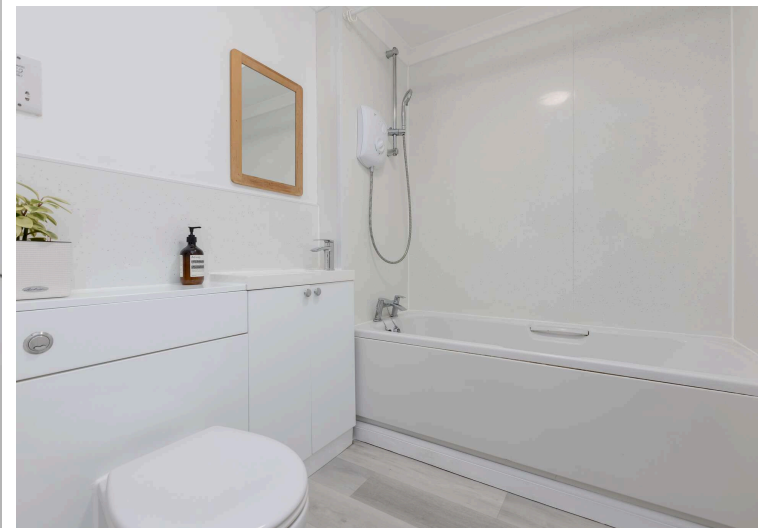
Close to local amenities.



EPC Rating - C



Council Tax Band - D



Also to the front of the property, the breakfasting kitchen has both wall and base mounted cabinetry which incorporates a gas hob, electric oven and fridge/freezer, in addition to worktop space. There are two spacious double bedrooms, both with fitted mirrored wardrobes, of which one has a modern en-suite shower room (with large shower cubicle, WC and wash hand basin). A box room provides plenty of storage space, along with a separate cupboard in the hall. The bathroom has a bath (with shower over), WC and wash hand basin, completing the internal accommodation. Heating and hot water are provided by gas central heating and there is double glazing.

Externally, there is residents parking to the rear of the building and further metered parking is available on the street outside.



## THE LOCAL AREA

Polwarth is a highly regarded residential area located approximately two miles south of Edinburgh city centre. Characterised by traditional flats and villas, it borders the popular neighbourhoods of Merchiston, Bruntsfield and Morningside. The area offers an excellent range of local amenities including Sainsbury's Local, Tesco Metro, banks and postal services. Leisure options are plentiful, with a variety of cafés, bars and restaurants nearby, as well as the Fountain Park Leisure Complex.

The property is on the edge of Harrison Park, but is also well placed for Bruntsfield Links and the Union Canal walkway. It is also ideal for those associated with Napier University, Edinburgh University or the city's financial district. Tollcross and the city centre are easily accessible, as is an efficient public transport network. Schooling is well catered for at all levels, both public and private, and road links provide convenient access to the city bypass and motorway network.

## EXTRAS

The double bed, all light fittings, fitted floor coverings, integrated kitchen appliances, fridge/freezer and washing machine are included in the sale price. Additional items of furniture and useful household items can be included in the sale if required. Please contact Coulters for a comprehensive list.

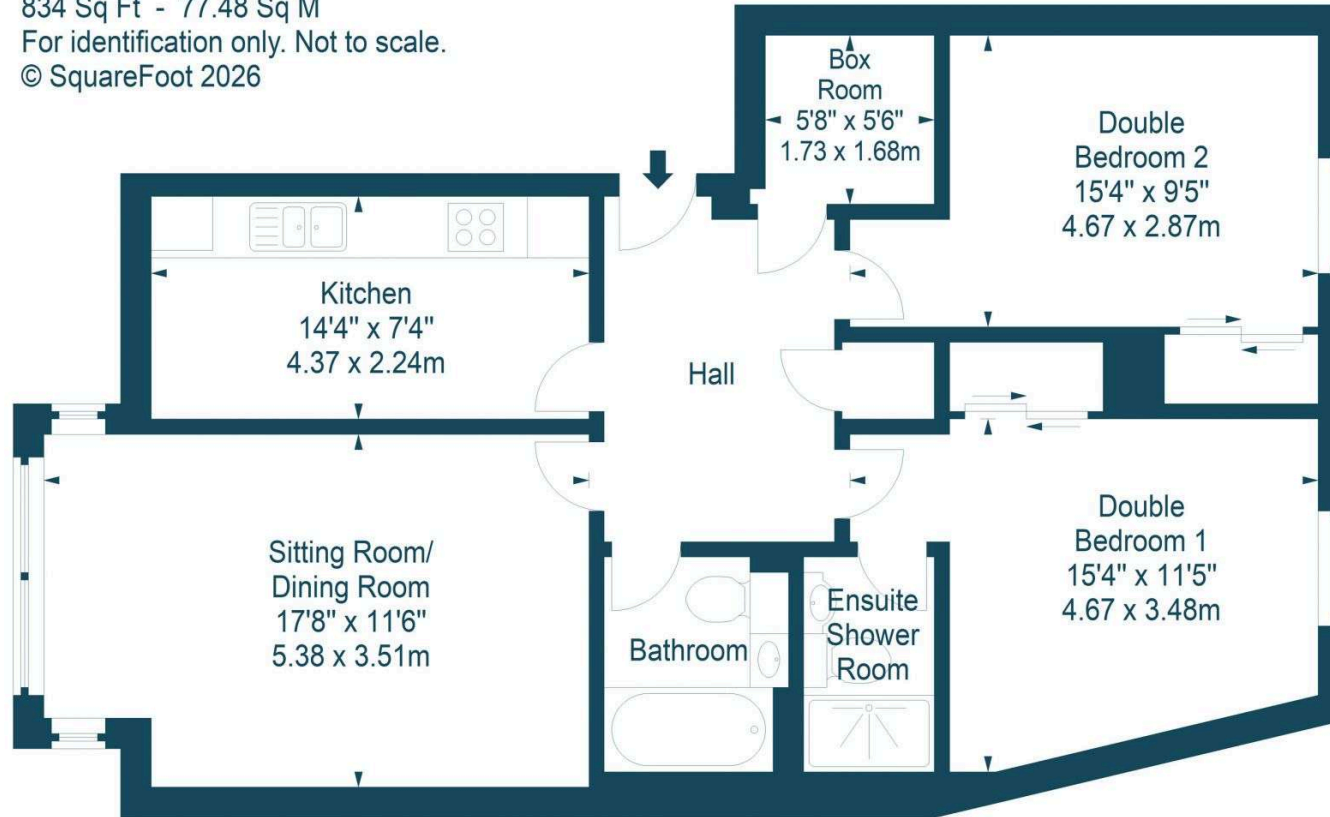
**HOME REPORT VALUATION: £280,000**



West Bryson Road,  
Edinburgh,  
Midlothian, EH11 1BA



Approx. Gross Internal Area  
834 Sq Ft - 77.48 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



First Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.