

**21 flat 2f4 Bryson Road
Edinburgh EH11 1ED**

Offers Over £165,000

- Living/dining room with decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Large double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating
- Communal garden
- On-street permit parking

Council Tax Band: B

Tenure: Freehold



Flat

Blair Cadell are delighted to present this attractive one-bedroom tenement flat, ideally positioned in the highly sought-after Polwarth area. Benefitting from excellent transport links to the city centre and a superb range of local amenities, the property will appeal to a wide variety of purchasers.

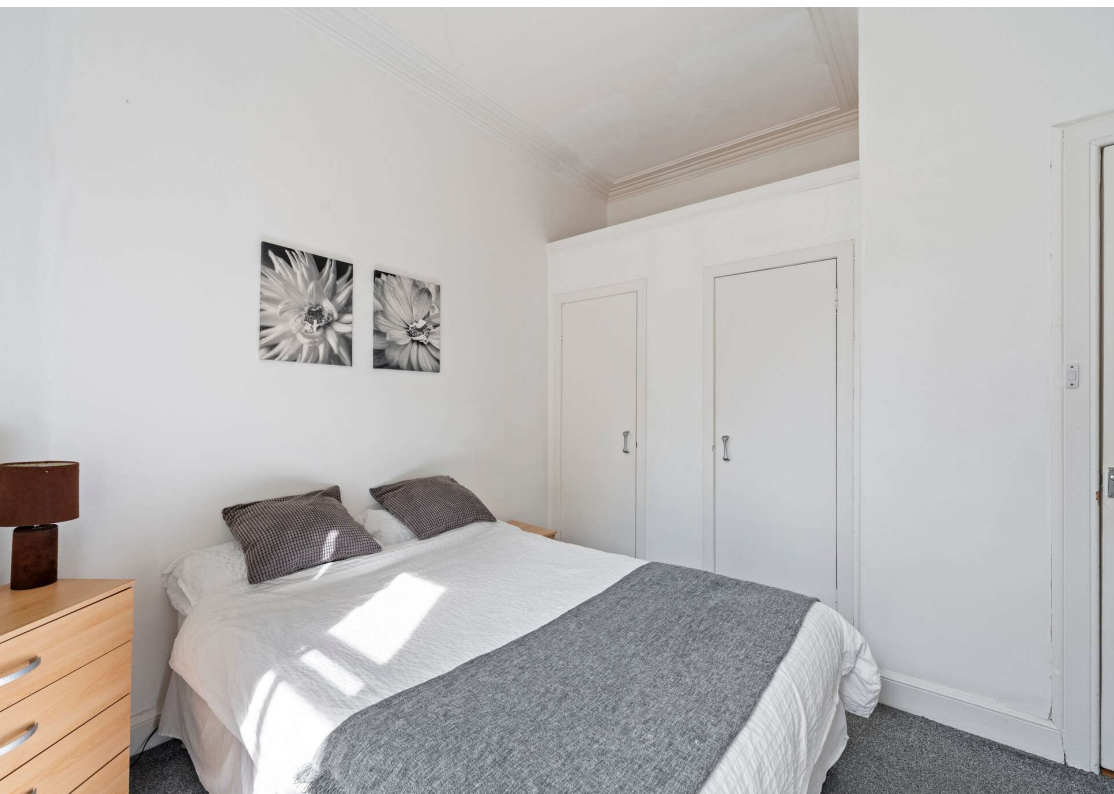
The accommodation is well presented throughout and comprises a bright and spacious living, dining room, ideal for both everyday living and entertaining. The kitchen offers a good range of floor and wall-mounted units, electric hob and oven and white goods, all of which are included in the sale. The generously proportioned double bedroom features large built-in wardrobes, providing excellent storage. Completing the accommodation is a bathroom fitted with a three-piece suite and mains-fed shower over the bath. Further benefits include gas central heating, on-street permit parking and access to a communal garden.

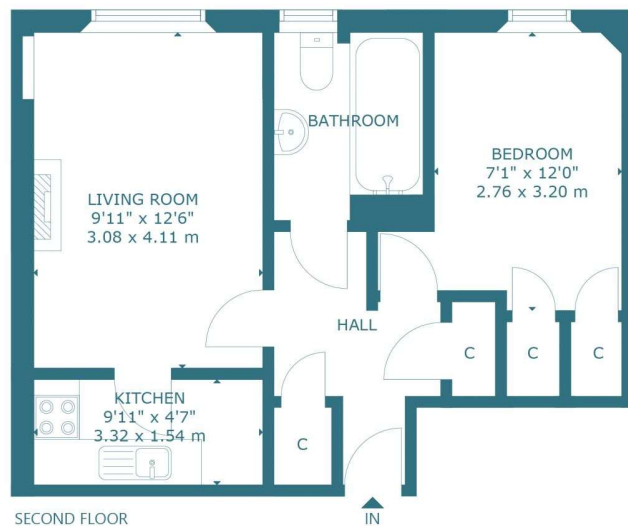
Please note that no warranties are provided for systems, furniture available as part of the sale.

Bryson Road is ideally located, just a 15-minute walk from the bustling shops and cafes of Bruntsfield, 14 minutes from Haymarket Station, and 5 minutes from the Union Canal, which offers scenic walking and cycling routes. Fountain Park, with its various leisure facilities, is also nearby. Polwarth lies southwest of the city centre and is well-served by frequent public transport. The city bypass is a short drive away, providing easy access to South Gyle, the International Airport, and the central belt motorway network. Local shopping options include Sainsbury's Local, Aldi, Lidl, Tesco, Waitrose, and Edinburgh West Retail Park. For leisure, residents have easy access to Harrison Park, the Union Canal, Fountain Park Leisure Complex (with a gym and cinema), and a vibrant selection of popular bars, cafes, and restaurants

Viewing by appointment on 0131 337 1800







21 FLAT 2F4, BRYSON ROAD, EDINBURGH, EH11 1ED
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 428 SQ FT / 40 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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