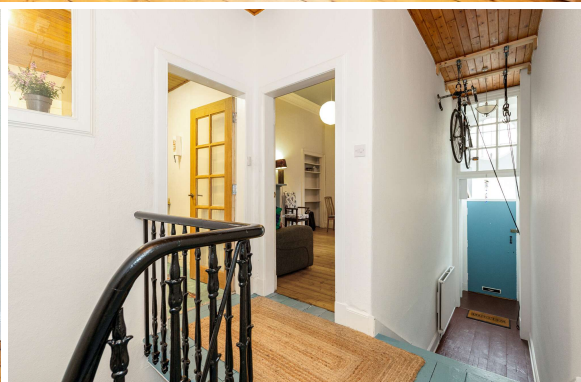




20 Bryson Road,  
POLWARTH | EDINBURGH | EH11 1EE

  
**warners**  
solicitors & estate agents



## 20 Bryson Road

POLWARTH | EDINBURGH | EH11 1EE

A highly desirable main door two-bedroom maisonette occupying the ground and lower ground floors of a traditional stone-built tenement. Beautifully presented and maintained to a high standard throughout, this attractive home successfully combines period character with modern comforts.

The property benefits from gas central heating, traditional sash and case style double-glazed windows to the front, and modern uPVC double glazing to the rear. Externally, there is a private front garden and access to a shared rear garden via one of the neighbouring tenement stairwells.

The accommodation comprises a welcoming entrance hall with stairs leading to the lower level. The bright, front-facing sitting room is a particularly appealing space, featuring original timber flooring, ornate cornicing, a decorative fireplace, an open shelved press, and two large front-facing windows that flood the room with natural light.

The kitchen is fitted with a range of wall and base units, complemented by solid oak worktops and tiled splashbacks. Integrated appliances include a hob and electric oven, slimline, dishwasher, with a freestanding washing machine and fridge freezer also included. A stainless steel sink completes the space.

On the lower ground floor, the hall provides two generous storage cupboards. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage. The bathroom is fitted with a white three-piece suite comprising a bath with mains-pressure shower over, wash hand basin, WC, and heated towel rail.

- Main door two-bedroom maisonette
- Beautifully presented throughout
- Period features and modern comforts
- Bright sitting room with fireplace
- Two double bedrooms and excellent storage
- Private front and shared rear gardens.

Energy Rating C, Council Tax C

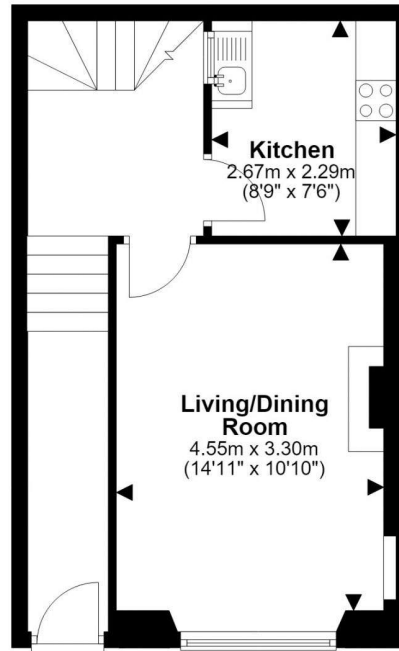
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



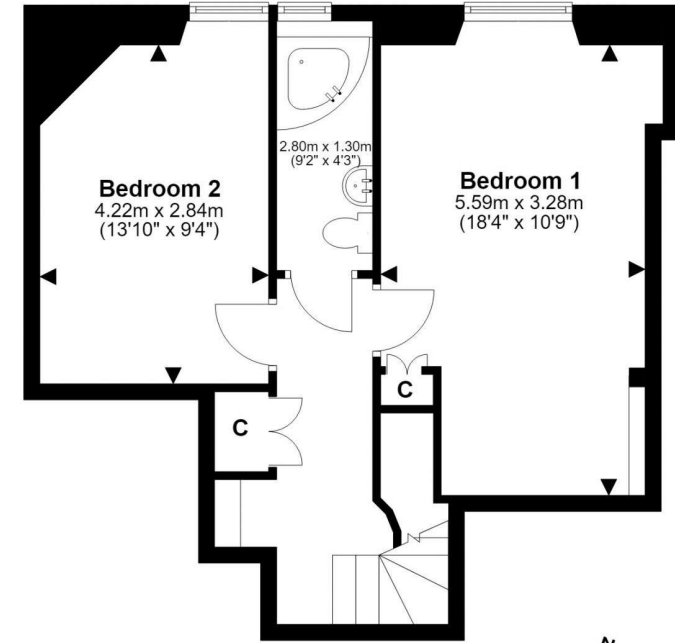
All fixtures, fittings, kitchen appliances, TV bracket, electric fire, bike rail, drying rail to be included in the sale. The bed frames, wardrobe, table and desks are available under separate negotiations.

Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

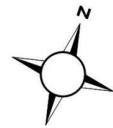




**Ground Floor**



**Lower Ground Floor**



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.