



Solicitors & Estate Agents










Offers Over

£199,995

16/4 Bryson Road

Polwarth | Edinburgh | EH11 1EE

This generously proportioned and versatile 2nd floor flat forms part of a traditional tenement in the sought after Polwarth district of the city, close to excellent amenities and transport links with the Union Canal and Harrison Park close at hand.

-  2 Bedrooms
-  1 Public rooms
-  1 Bathroom
-  Communal Gardens
-  Permit & Metered Parking
-  EPC Rating – C
-  Council Tax Band – C



Description

The property would now benefit from modernisation and upgrading, offering excellent potential for a buyer with a vision to create a bespoke home tailored to their individual needs and personal style. Enjoying good natural light throughout and some lovely period features, the flexible accommodation comprises; entrance hallway, good sized reception/dining room with rear facing aspect, wall mounted gas fire and large cupboard housing the fridge freezer with further storage provisions. The kitchenette is located off the reception room fitted with wall and base units with cooker and washing machine included in the sale. There are two sizeable double bedrooms, with the larger of the two currently being utilised by the present owner as a secondary sittingroom. This room offers a lovely sunny south-facing aspect, fine cornice work, shelved press and brick fireplace with electric fire. The rear facing double bedroom benefits from built-in wardrobes with additional fitted bedroom furniture, which shall be included in the sale. The shower room comprises of a white two piece suite with corner shower enclosure housing the electric shower and wash hand basin and there is a separate apartment, housing the WC. The property benefits from a secure entryphone system into the communal stairwell, has double glazing to the rear of the property with a single glazed window to front and there is a partial gas central heating system.



Extras

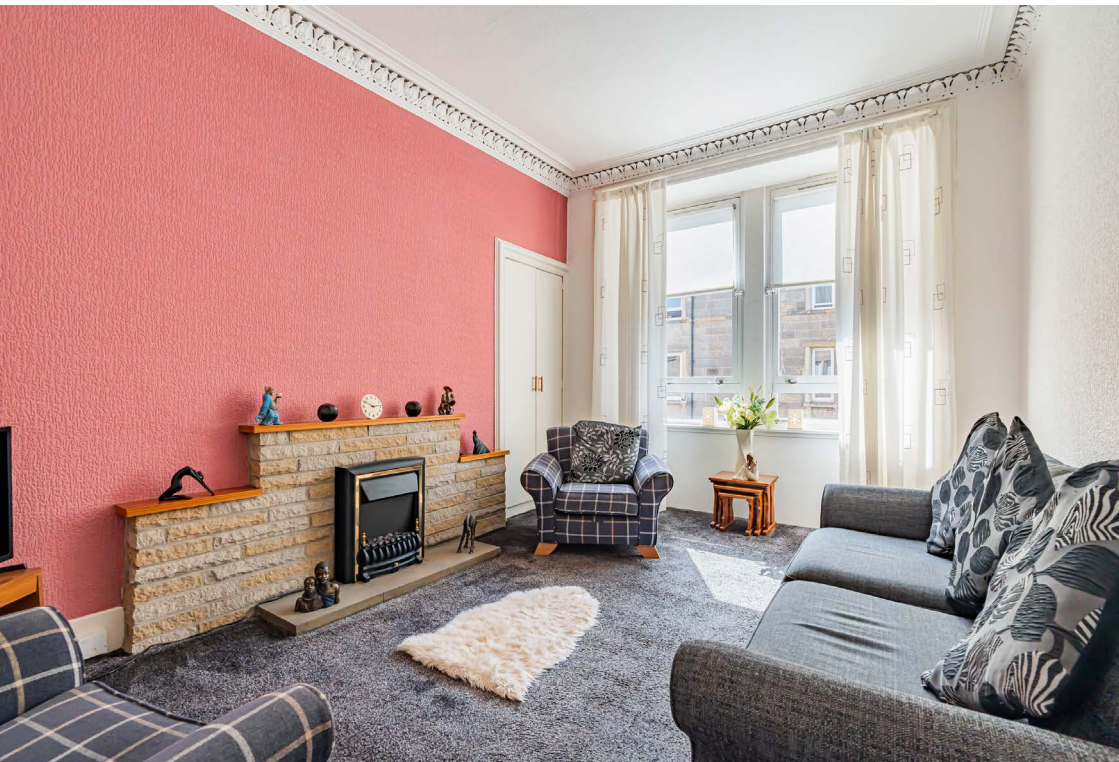
The fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, washing machine, fridge freezer and G-Plan unit with lights.

Externally

There is a lovely, well maintained communal rear garden and for the car owner, permit and metered parking is available within the street and surrounding areas.

Viewing

By appointment with Neilsons on 0131 625 2222.



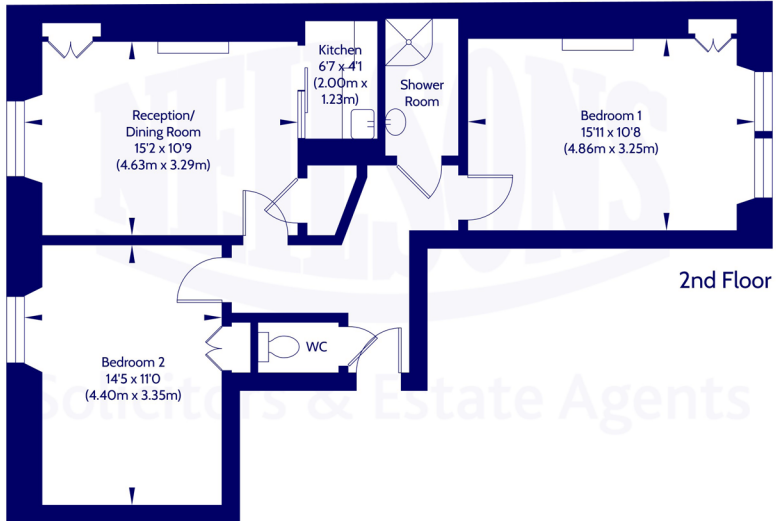


Location

Bryson Road forms part of the reputable residential district of Polwarth, lying to the south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised shops and services. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multiscreen cinema, Nuffield Health Fitness & Wellbeing Gym and various entertainment and dining facilities. The cosmopolitan Edinburgh Quay is also easily accessible along the Union Canal path hosting a variety of bars, bistros and restaurants. The property is also close to the wide green spaces of Harrison Park and the area is ideal for those connected with Napier and Edinburgh Universities.



Approx. Gross Internal Floor Area 64 Sq M / 689 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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