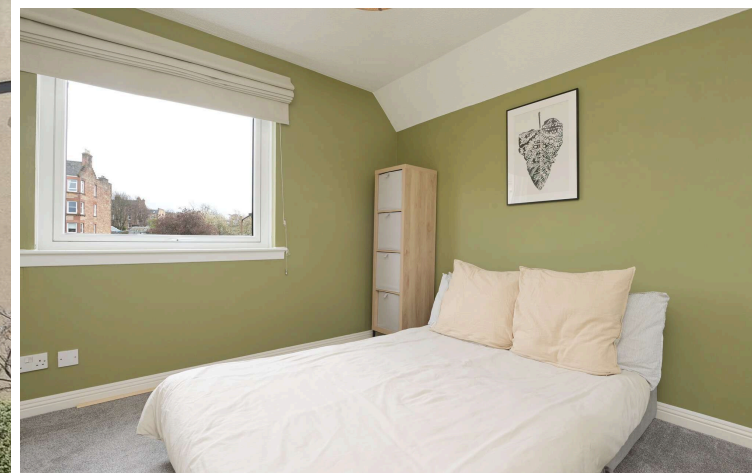


# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
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51/8 West Bryson Road, Harrison Park Apartments, Edinburgh, EH11 1BQ  
1 RECEPTION | 2 BEDROOMS | 1 BATHROOM | EPC: C

## Location

This 2nd floor 2 bedroom flat is set in the modern factored development of Harrison Park Apartments. It is situated in Polwarth, a highly regarded and popular district lying just south of the city centre and is a prime location for a wide range of buyers.

The flat is located close to the sought after areas of Fountainbridge, Bruntsfield and Morningside where there is an excellent range of local amenities including grocery shops, banks, delicatessens and a selection of fantastic bars and restaurants.

For leisure pursuits, there is a cinema, gym, bowling alley, crazy golf and arcade at the Fountain Park Leisure Complex and for those who enjoy the outdoors Harrison Park, Edinburgh Quay and the picturesque Union Canal provide access to an extensive walk and cycle network leading to the Water of Leith and are all nearby. The open expanses of Bruntsfield Links and the Meadows are also within easy reach.

There are excellent transport links provide easy access to and from the city centre and surrounding areas with frequent buses and close proximity to Haymarket Railway Station and tram stops. Edinburgh city bypass allows quick access to Edinburgh International Airport and the central Scotland motorway network.

There is good quality schooling nearby in both the public and private sector. Edinburgh and Napier Universities are only a short distance away.





## Accommodation

Entrance Hall

Bright Livingroom with 3 windows

2 double bedrooms with build in wardrobes

Newly fitted modern family bathroom with walk in shower, wash hand basin and WC

Fully fitted modern kitchen with large cupboard. Cooker, hob and extractor fan, integrated washing machine and integrated fridge freezer are included in the sale, these items are believed to be in good working order though their condition is not warranted.

## Extras

Allocated Parking Space

Well Maintained Shared Gardens

Newly upgraded Electric Heating

Newly fitted double glazed windows

All made to measure blinds and carpets throughout

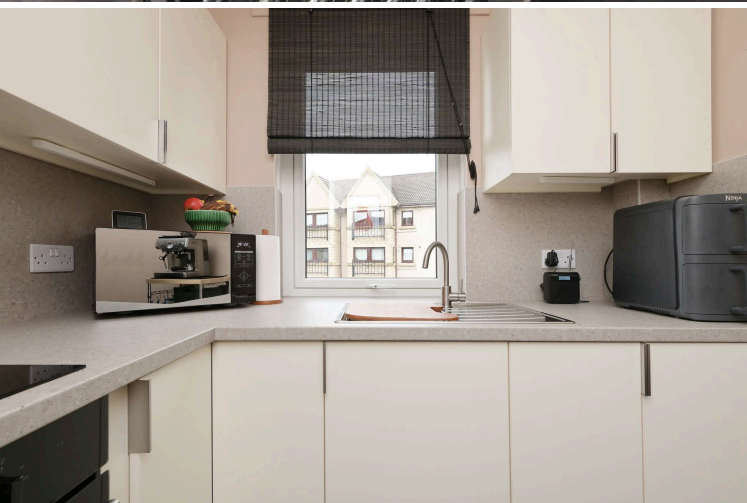
Factor fees £100 per month includes buildings insurance

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.  
General



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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

