










Offers Over
£170,000

43/9 Bryson Road

Polwarth | Edinburgh | EH11 1DS

Charming one-bedroom second floor tenement flat ideally located within the sought-after Polwarth area, close to excellent transport links and a wide range of local amenities. Offered to the market in move-in condition, the property would make an ideal home for first-time buyers, young professionals, and buy-to-let investors alike.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with an inviting entrance hallway featuring useful storage cupboards housing the meters, along with a traditional pulley drying rack. The open plan lounge/kitchen/diner is a bright and airy space, offering ample room to relax and entertain. The kitchen area is fitted with a range of integrated and freestanding white goods and enhanced by partial tiling in splash areas, breakfast bar seating, and a shelved press cupboard providing additional storage. The bedroom is a comfortable double benefitting from integrated wall-to-wall mirrored wardrobes with additional room for freestanding furniture. Completing the accommodation is the bathroom fitted with a shower over bath, heated towel rail, and a combination of partial tiling and panelling, along with a separate two-piece WC.

Further benefits include gas central heating, secure door entry system, and single glazing in keeping with the character of the building.



Gardens & Parking

Externally, residents can enjoy a shared rear garden, while on-street permit and metered parking is available within the surrounding area.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



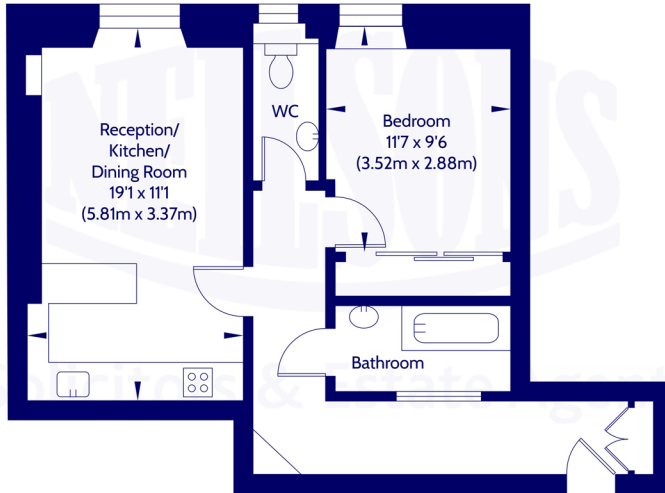


Location

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 49 Sq M / 530 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.



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