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Offers Over
£180,000

37/12 Bryson Road

Polwarth | Edinburgh | EH11 1DY

This immaculate and spacious second floor flat, ideally situated within the high amenity district of Polwarth close to excellent transport links and local amenities is presented to the market in move-in condition and would ideally suit the first time buyers or young professionals.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit/metered parking
-  Communal garden
-  EPC Rating – C
-  Council Tax Band – B



Description

The property has been freshly decorated throughout and in brief comprises; welcoming entrance hallway with built-in storage cupboard and pulley drying rack, generously proportioned and bright lounge with ample space for dining table/chairs, light and airy double bedroom, modern fitted kitchen with abundant storage space and stylish bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating, southeastern exposure, and wooden elements throughout that retain the earlier character of the property.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer, and washing machine

Gardens & Parking

There is a well maintained communal garden located to the rear together with permit/metered parking to the front and surrounding area.

Viewing

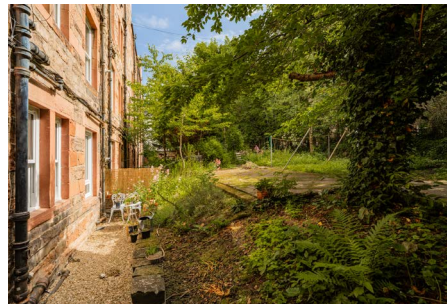
By appointment through Neilsons 0131 625 2222.





Location

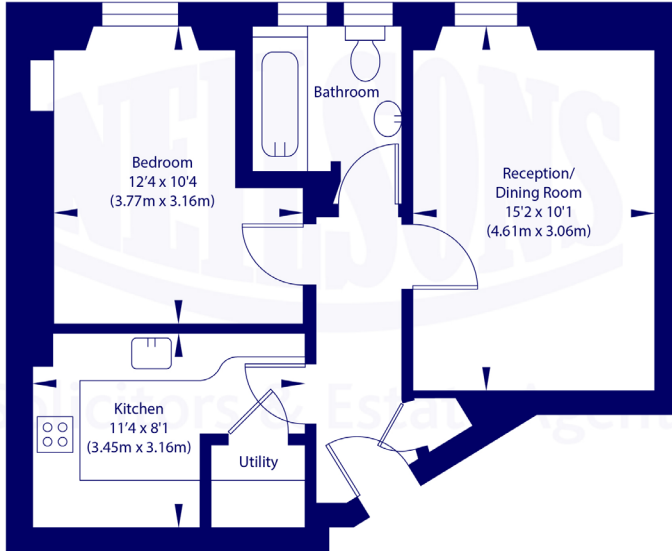
Bryson Road forms part of the reputable residential district of Polwarth, lying to the south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised 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 43 Sq M / 461 Sq Ft.

2nd Floor



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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