

COULTERS<sup>©</sup>

# 43/3 WEST BRYSON ROAD, HARRISON

POLWARTH, EDINBURGH, EH11 1BQ

 1 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

43/3 West Bryson Road is a bright, attractive and well-proportioned ground floor flat, situated within an established mature modern development and located on the edge of Harrison Park in the highly desirable area of Shandon. With fantastic amenities within walking distance and The Union Canal nearby this makes the perfect home for city living.

To the front of the property is the attractive, well presented sitting room with ample space for a two sofas in addition to a dining table and chairs. Grey Oak pattern laminate flooring has been laid here (and throughout the rest of the flat) which bounces light into the room.



## KEY FEATURES



Bright and engaging ground floor flat.



A well proportioned double bedroom with fitted wardrobes.



Attractive landscaped communal grounds.



Allocated parking space in addition to residents on street permit holder parking.



Located in the popular residential area of Polwarth.



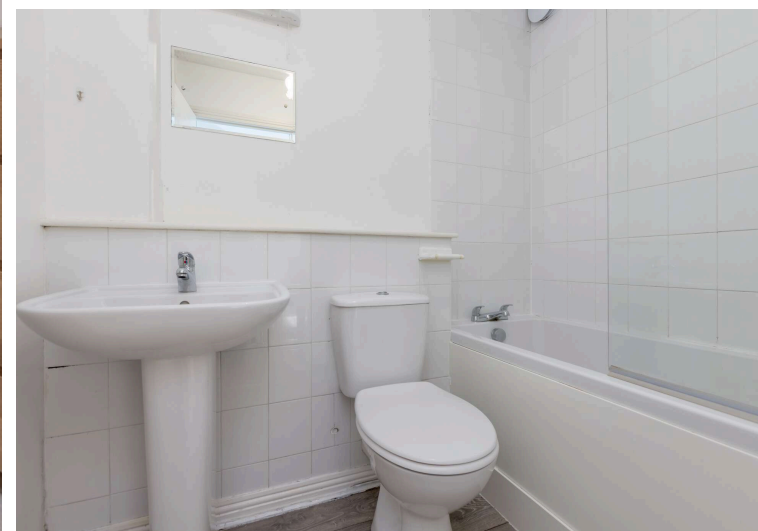
An array of local amenities nearby.



EPC Rating - D



Council Tax Band - D



To the rear, the kitchen has a south east facing outlook. It is fitted with wall and base mounted cabinetry which incorporates an electric hob, oven, washing machine and fridge. A handy cupboard is located off, housing the hot water tank. An additional storage cupboard is located off the vestibule.

Also to the rear of the property is the light double bedroom which benefits from fitted wardrobes. A white bathroom completes the internal accommodation comprising; bath (with shower over), WC and wash hand basin. Heating and hot water is electric and there is double glazing.

Externally are landscaped communal grounds in addition to an allocated resident's parking space.



## THE LOCAL AREA

Polwarth is a popular residential area in the southwest of Edinburgh. Its proximity to the city's centre being roughly a 30 minute walk, whilst still being quiet is what makes its great appeal.

There are many great restaurants in the area including Three Birds, Papilio, Tempo Perso and Salt Café. Just around the corner from the home is the fantastic green, open space of Harrison Park. A beautiful canal flows through Polwarth creating an abundance of wildlife and providing a place for recreational activities such as rowing and canoeing. Meggetland sports complex has state of the art facilities including pitches for football, hockey, cricket and rugby meaning this area is perfect for families with children or anyone who is interested in sporting activities.

## EXTRAS

All light fittings, fitted flooring and white goods are included in the sale price. Other items of furniture may be available by separate negotiation.

The development is factored by 9IBC Property Services Limited at a monthly cost between £80 - £100 per month and includes buildings insurance.

**HOME REPORT VALUATION: £175,000**



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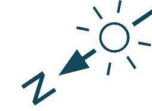


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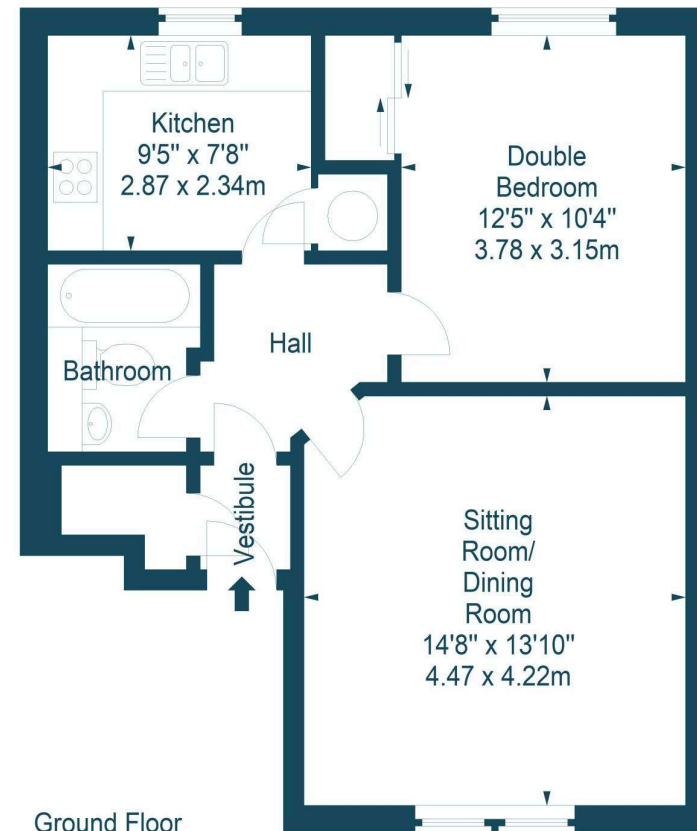


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West Bryson Road,  
Edinburgh,  
Midlothian, EH11 1BQ



Approx. Gross Internal Area  
554 Sq Ft - 51.47 Sq M  
For identification only. Not to scale.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.