



Solicitors & Estate Agents



Offers Over
£190,000

60/5 Bryson Road

Polwarth | Edinburgh | EH11 1DR

Situated within a modern development in the highly desirable area of Polwarth, this superbly presented second-floor flat offers stylish contemporary living in true walk-in condition. The property benefits from residents' private parking, well-maintained communal gardens and an excellent location close to a wide range of local amenities, Harrison Park, the Union Canal walkways and regular transport links providing easy access to Edinburgh city centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit Residents Parking
-  Factored Development
-  EPC Rating – C
-  Council Tax Band - B



Description

Internally, the accommodation has been thoughtfully designed and beautifully maintained, offering a bright and welcoming home with excellent storage throughout. A welcoming entrance hallway provides access to a large storage cupboard, while the spacious lounge is filled with natural light from twin windows, creating an ideal setting for both relaxing and dining. The modern fitted kitchen features attractive pale grey cabinetry, complementary work surfaces, part tiled walls and stylish under-unit lighting. The kitchen is well-equipped with an integrated electric hob, oven and extractor hood, together with a freestanding fridge freezer, washing machine and dishwasher. The generous double bedroom enjoys a peaceful leafy outlook to the rear and benefits from integrated mirrored wardrobes, providing excellent storage. Completing the accommodation is a smart contemporary shower room, finished with a combination of attractive tiling and panelled surrounds, incorporating a large shower enclosure and modern fittings.



The development upkeep is maintained by Trinity Factors at an approx. cost of £40 per month

Extras

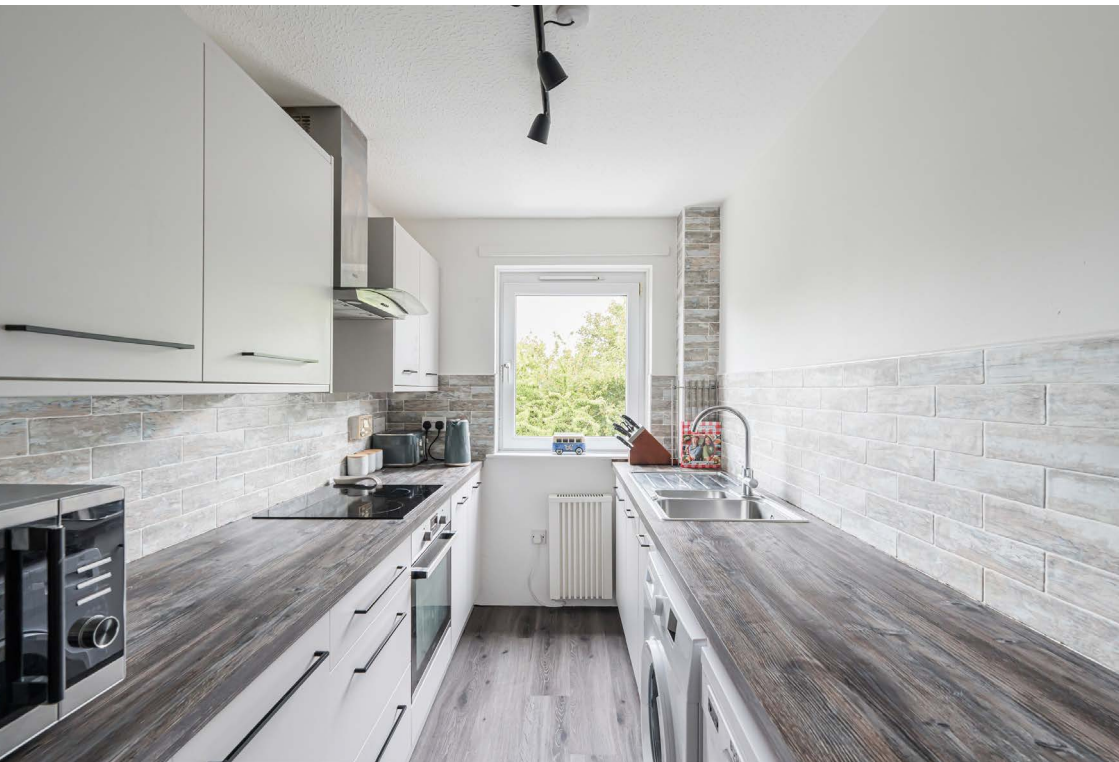
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the development is surrounded by attractive communal grounds, with the gardens and shared areas maintained by the factor. Residents also benefit from private parking within the development, with two parking permits available.

Viewing

By appointment through Neilsons (0131 625 2222).





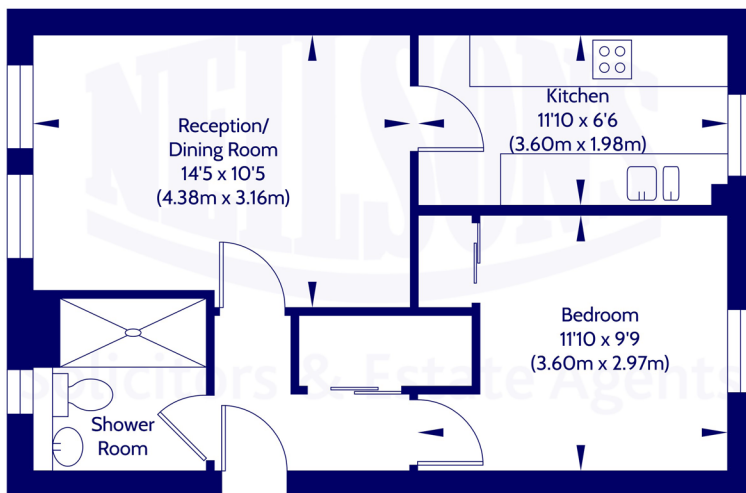
Location

The property is located within the sought-after area of Polwarth, located approx. 1.5 miles south-west of the City Centre. Excellent amenities can be found a short walk away from the property in Bruntsfield, with Morningside and Gorgie also within close proximity. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay and for more green space, Bruntsfield Links are a tenminute walk away. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/ restaurants. Edinburgh Napier University is close by, as well as an excellent bus service providing access to the City Centre and many parts of Edinburgh.



Approx. Gross Internal Floor Area 41 Sq M / 440 Sq Ft.

2nd Floor



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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