Jardine Phillips
Solicitors • Estate Agents

POLWARTH

49/8 WEST BRYSON ROAD
EH11 1BQ



2 | 2 | 1

EPC RATING: D

FIXED PRICE £260,000

PROPERTY DESCRIPTION

- Wide open hallway with handy storage cupboards
- Spacious turret shaped bay windowed living/dining room with views over the park
- Good sized kitchen with range of fitted units & appliances
- Principal bedroom with fitted wardrobe & window shutters
- Ensuite shower room with shower cubicle, sink & wc
- Second double bedroom with fitted wardrobes
- Main bathroom with bath with electric shower over, sink & wc
- Electric heating with hot water cylinder & immersion heater
- Timber double glazed casement windows
- Areas of well-maintained communal gardens around the development Residents' allocated car parking space
- Development factored by 91B BC Property Services Ltd at a cost of £100 pcm to cover maintenance of the building & grounds and block buildings insurance





VIEWING

Please call

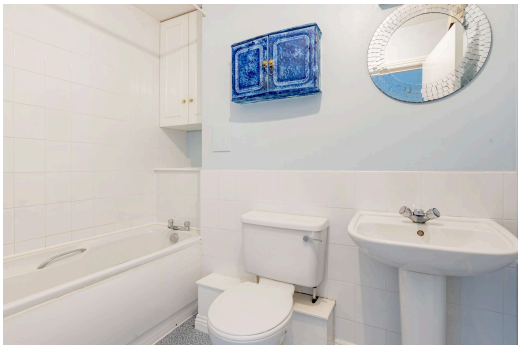
Jardine Phillips

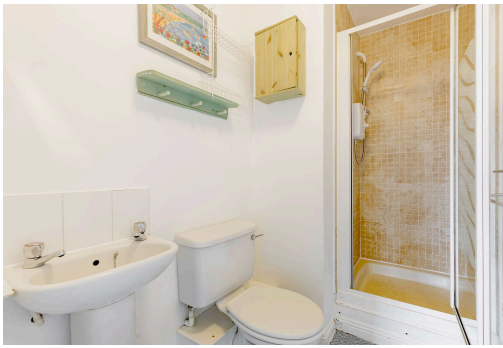
0131 4466850











MODERN TWO BED TWO BATHROOM THIRD FLOOR APARTMENT IN WELL REGARDED POLWARTH LOCATION

This popular development houses this great third floor flat with spacious accommodation comprising large turret shaped living/dining room with great views, good sized kitchen, principal bedroom with ensuite shower room, second double bedroom & main bathroom, together with off street parking & communal gardens. The property would be ideal for first time buyers, sharers, professionals, students, investors or a young family. There are good local shopping & leisure facilities nearby, access to the wide open spaces of Harrison Park & the Union Canal Walkway and excellent transport links into the city centre.

AREA

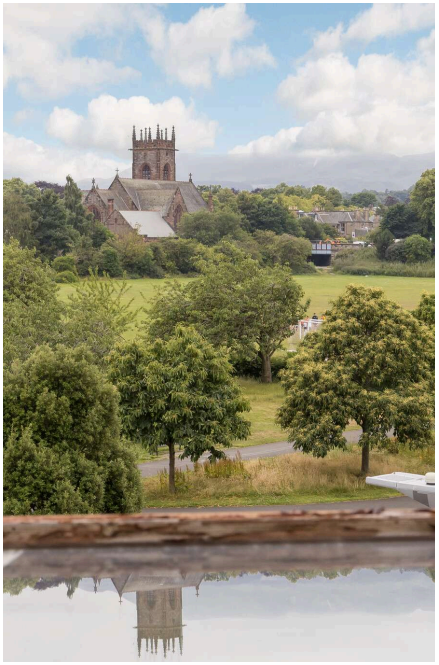
Polwarth is a well-regarded residential area to the south of the city centre, popular with young families, professionals, first time buyers & sharers. The area has a superb range of local shops including a Sainsbury local & Margiotta. There are also a good range of coffee shops, bars & restaurants in the local vicinity and wider shopping & amenities are available in nearby Bruntsfield, Morningside & Chesser. Leisure facilities are excellent including the impressive Fountain Park Leisure Complex & Craiglockhart Leisure Centre. Tollcross, the West End and the city centre are also within easy walking distance or a short bus ride away. Harrison Park & the Union Canal walkway are on the doorstep providing great outside spaces. Heriot Watt, Napier & Edinburgh Universities and the city's financial centre are all just a short bus journey away and the flat is in the catchment for the well-renowned Craiglockhart Primary School and Tynecastle High School. Numerous bus services run from the main roads to the city centre and there is easy access out to the city bypass & the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, extractor fan, dishwasher, freestanding fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£290,000



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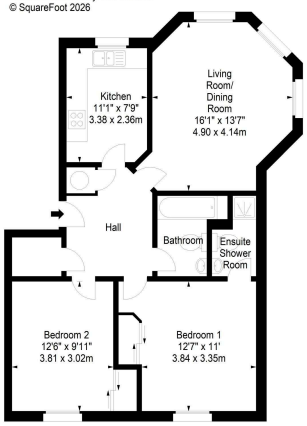
Contact:
205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

Living/dining room	16’1 x 13’7 (4.90 x 4.14m)
Kitchen	11’1 x 7’9 (3.38 x 2.36m)
Bedroom 1	12’7 x 11’ (3.84 x 3.35m)
Bedroom 2	12’6 x 9’11 (3.81 x 3.02m)

West Bryson Road,
Edinburgh,
Midlothian, EH11 1BQ

SquareFoot

Approx. Gross Internal Area
780 Sq Ft - 72.46 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.