



## Spacious and immaculate

### One-bedroom, first floor flat



Situated in the ever-popular Polwarth district of Edinburgh, this bright and spacious one-bedroom first floor flat offers an excellent opportunity for first-time buyers and investors alike. Presented in immaculate condition throughout, the property enjoys a peaceful outlook towards the communal garden and neighbouring park, creating a wonderfully light and airy living environment. The welcoming entrance hall features a generous walk-in storage cupboard, providing excellent practicality. The dining lounge offers ample space for both relaxing and entertaining, complemented by an electric fire that creates a cosy focal point. The modern fitted kitchen is well appointed with contemporary units, quality appliances, attractive tiling and a breakfast bar, all enhanced by a pleasant open outlook. The well-proportioned double bedroom also benefits from the same leafy aspect, while the smart, well-finished shower room completes the accommodation. Externally, the property is set within beautifully maintained communal grounds with a seating area, mature trees, landscaped borders and an external store. An allocated parking space further enhances the convenience of this appealing home. Previously rented, the flat offers excellent investment potential, while its immaculate presentation and sought-after location make it equally appealing as a private residence.

## Key Features

Communal entrance stair

Hall

Dining lounge

Kitchen

Double bedroom

Shower room

Electric heating

Double glazing

Communal grounds

Allocated parking space

Factored by 91BC Property Services Ltd - approx. £1150 per annum, including buildings insurance and maintenance of common areas.



## Polwarth

West Bryson Road sits in the popular Polwarth area, just southwest of Edinburgh's city centre, and offers an excellent range of local amenities along with easy access to green space and active travel routes. The property is ideally positioned beside the scenic Union Canal, whose peaceful towpath provides attractive waterside walks and forms part of the city's well-used National Cycle Network Route 75, linking directly to the city centre and beyond. The surrounding Polwarth and nearby Bruntsfield and Fountainbridge neighbourhoods offer a wide selection of cafés, restaurants, independent shops and everyday conveniences, while larger supermarkets and leisure facilities are also within easy reach. Excellent public transport connections provide swift access to Edinburgh City Centre, making the location particularly appealing for professionals seeking a balance of city living and outdoor lifestyle opportunities.



## Extras

All fitted floor coverings, blinds, light fittings, oven, hob, washing machine, fridge freezer, microwave are included in the sale (no warranties given). Some furniture is available if required.

## Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

## Council Tax Band

D

## Home Report Valuation

£215,000

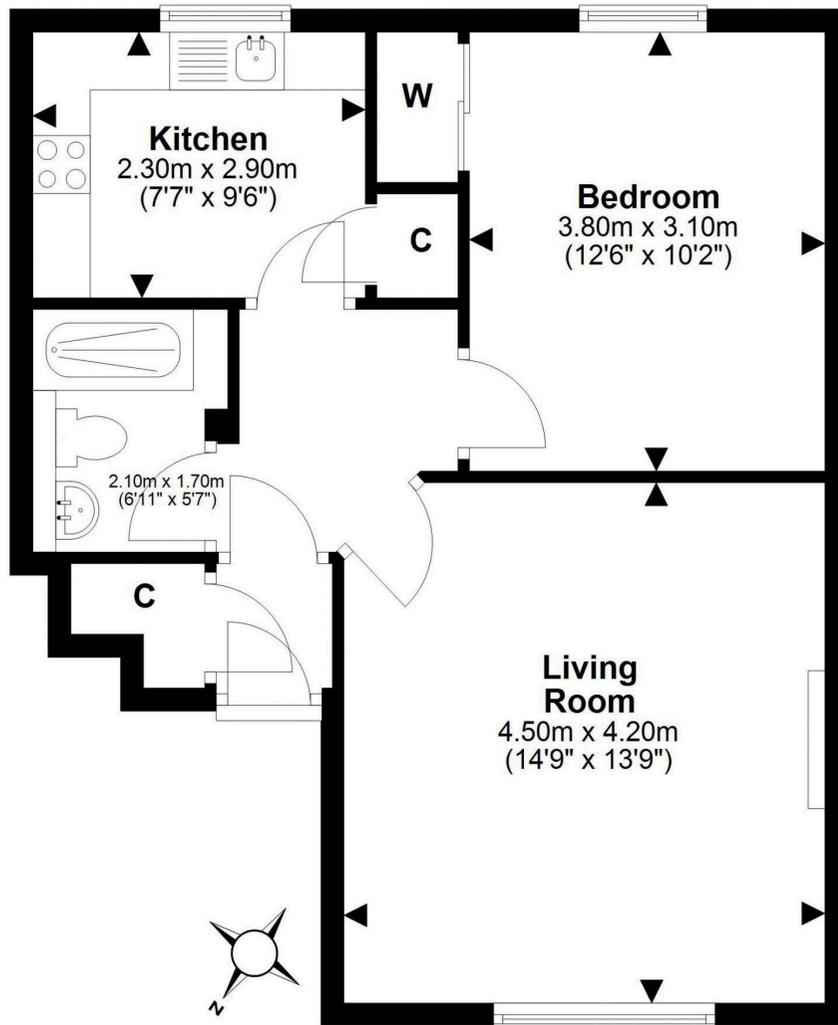
## EPC Rating

C

## Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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