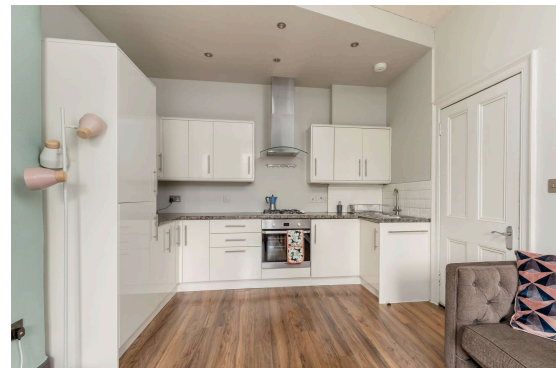
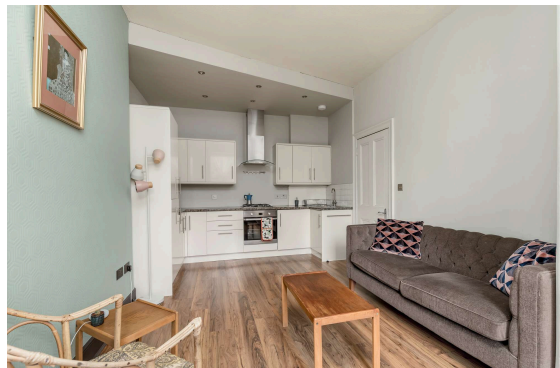
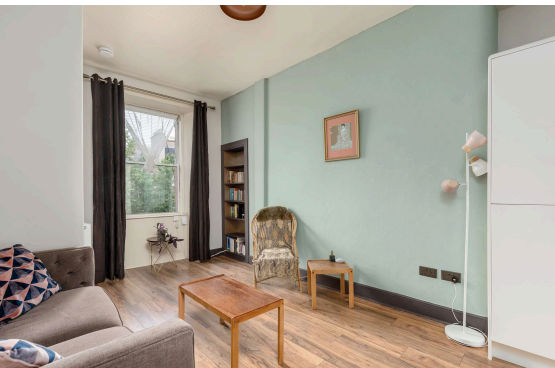


**37/13 Bryson Road,
Polwarth
Edinburgh EH11 1DY
Offers Over £165,000**

- Large living/kitchen/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob, electric oven and appliances included
- Large double bedroom with fitted wardrobes
- Shower room fitted with two-piece suite with large mains walk in shower
- Gas central heating and double glazing throughout
- Communal garden
- On-street permit parking

**Council Tax Band: B
Tenure: Freehold**



Flat

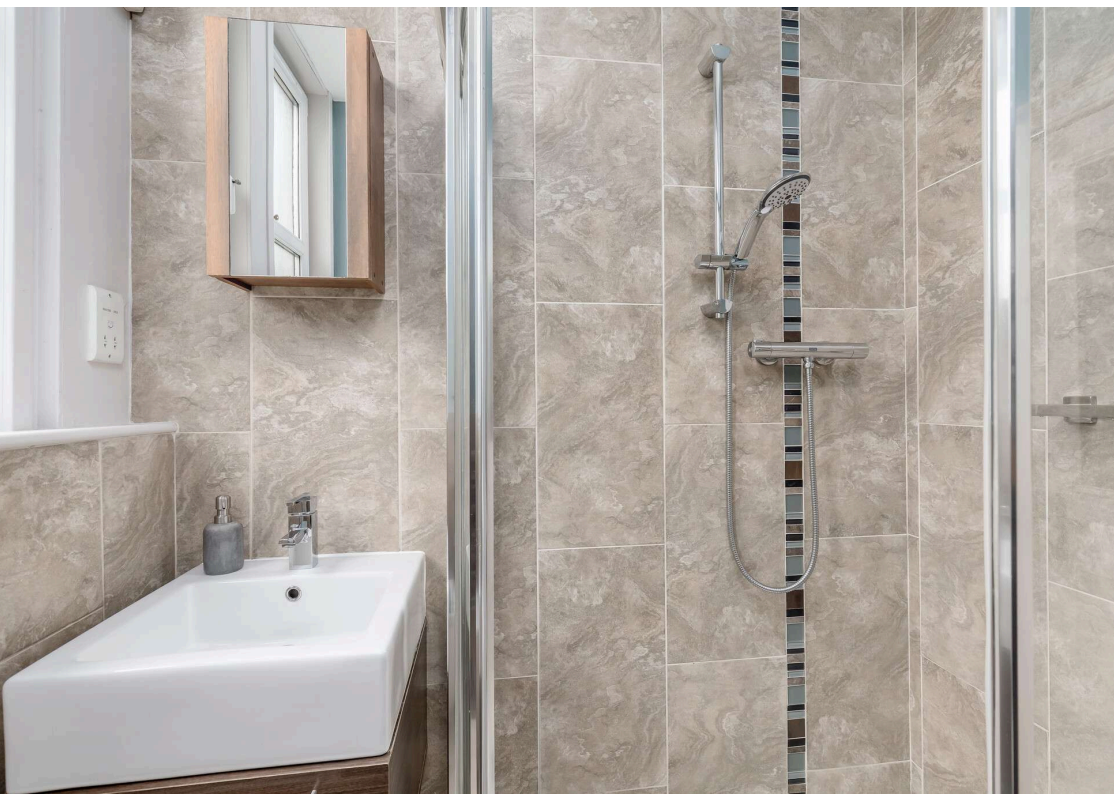
Blair Cadell are delighted to present this attractive top-floor, one-bedroom tenement flat, ideally positioned in the highly sought-after Polwarth area. Benefitting from excellent transport links to the city centre and a superb range of local amenities, the property will appeal to a wide variety of purchasers.

The accommodation is well presented throughout and comprises a bright and spacious open-plan living, dining and kitchen area, ideal for both everyday living and entertaining. The fitted kitchen offers a good range of floor and wall-mounted units, gas hob, electric oven and white goods, all of which are included in the sale. The generously proportioned double bedroom features large built-in wardrobes, providing excellent storage. Completing the accommodation is a shower room fitted with a two-piece suite and mains-fed walk-in shower. Further benefits include gas central heating, double glazing, on-street permit parking and access to a communal garden. **Please note** that no warranties are provided for systems or appliances.

Bryson Road is ideally located, just a 15-minute walk from the bustling shops and cafes of Bruntsfield, 14 minutes from Haymarket Station, and 5 minutes from the Union Canal, which offers scenic walking and cycling routes. Fountain Park, with its various leisure facilities, is also nearby. Polwarth lies southwest of the city centre and is well-served by frequent public transport. The city bypass is a short drive away, providing easy access to South Gyle, the International Airport, and the central belt motorway network. Local shopping options include Sainsbury's Local, Aldi, Lidl, Tesco, Waitrose, and Edinburgh West Retail Park. For leisure, residents have easy access to Harrison Park, the Union Canal, Fountain Park Leisure Complex (with a gym and cinema), and a vibrant selection of popular bars, cafes, and restaurants

Viewing by appointment on 0131 337 1800

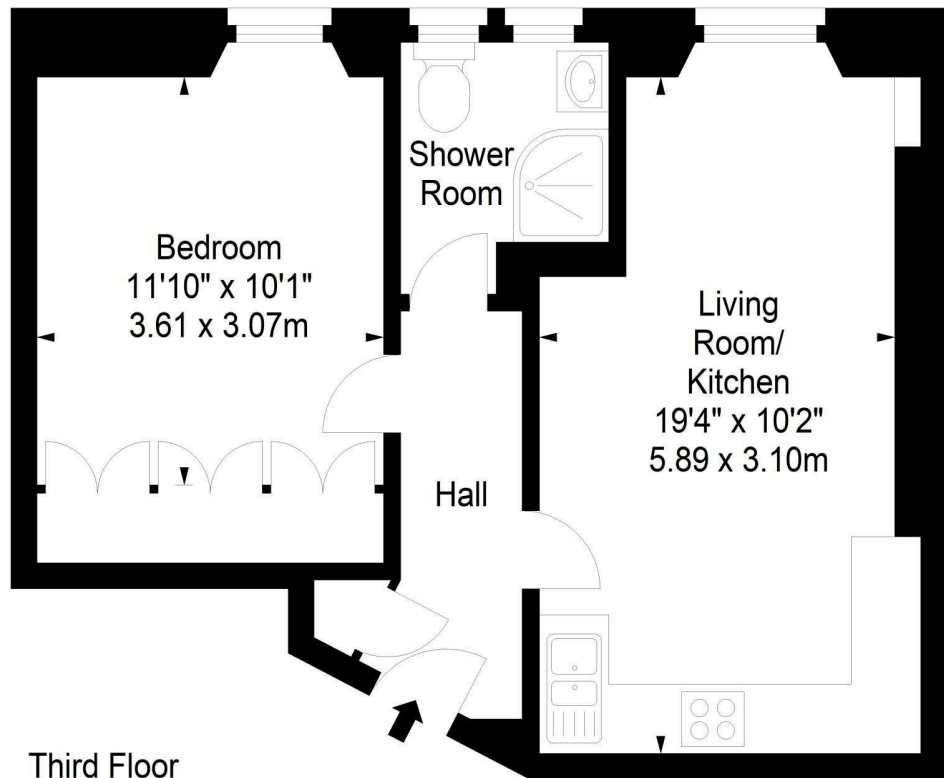
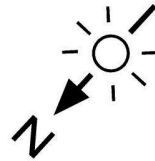




**Bryson Road,
Edinburgh,
Midlothian, EH11 1DY**



Approx. Gross Internal Area
455 Sq Ft - 42.27 Sq M
For identification only. Not to scale.
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