










Offers Over

£300,000

11 Bryson Road

Polwarth | Edinburgh | EH11 1ED

This excellent maindoor flat is located in the popular and central district of Polwarth, close to superb amenities. Offering spacious and elegant accommodation in move-in condition, this superb home would suit a wide variety of buyers with flexible and airy accommodation, a private front garden and well-kept shared rear garden.

-  2 Bedrooms
-  2 Public Rooms
- 1 Box Room & Further Storage
-  1 Bathroom
-  Zoned Parking
-  Front Private Garden
-  EPC Rating – D
-  Council Tax Band - C



Description

Forming part of a handsome sandstone tenement, this traditional maindoor flat boasts an abundance of period charm with impressive high ceilings throughout. A striking private entrance vestibule leads to a welcoming and spacious reception hallway with two large storage cupboards and wooden floors running through most rooms. The generous twin-windowed reception room with gas fireplace is to the front of the property and offers ample living space and has a large box room creating the perfect home office. The spacious dining kitchen is fitted with a good range of wall and base units with large pantry and French doors accessing the south-east facing communal garden to the rear. There are two generous double bedrooms and a partially tiled bathroom with three-piece suite and shower over bath. Benefits on offer include gas central heating, double glazing and excellent built-in storage throughout the home.



Extras

All fitted floor coverings will be included in the sale.

Gardens & Parking

The flat benefits from a gated and enclosed private front garden. To the rear of the property there is a sunny south-east facing communal garden accessed directly via the kitchen/dining room. Residents' zoned parking permits can be obtained for on street parking directly outside the property.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

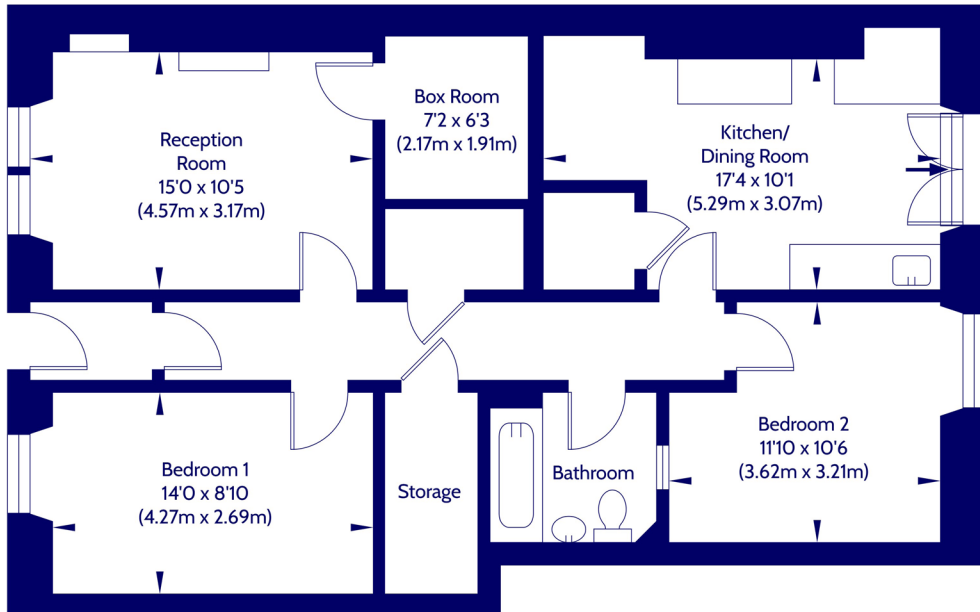
Bryson Road forms part of the reputable residential district of Polwarth, lying to the south west of Edinburgh's city centre. Many local amenities are on hand serving every day needs with the neighbouring districts of Merchiston, Bruntsfield and Morningside providing a more extensive range of specialised shops and services. Frequent bus services pass by linking the city centre and surrounding areas and the City Bypass, Edinburgh Airport and motorway networks are all within easy reach. Leisure facilities within the area include The Fountain Park complex, with a multiscreen cinema, Nuffield Health Fitness & Wellbeing Gym and various entertainment and dining facilities. The cosmopolitan Edinburgh Quay is also easily accessible along the Union Canal path hosting a variety of bars, bistros and restaurants. The property is also close to the wide green spaces of Harrison Park and the area is ideal for those connected with Napier and Edinburgh Universities.

Ground Floor

Approx. Internal Area 84.25 Sq M / 907 Sq Ft.

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.



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