



Solicitors & Estate Agents










Offers Over
£285,000

37/11 West Bryson Road

Shandon | Edinburgh | EH11 1BN

Neilsons are delighted to offer onto the market this immaculately presented second floor apartment, which forms part of a desirable contemporary development, resting on the edge of Harrison Park in the highly sought-after Shandon area of the capital. The building is bordered by vibrant and beautifully maintained communal garden grounds and is moments from the union canal and a host of convenient day to day amenities. The internal space is generously proportioned and flexible and would be perfectly suited to first time buyers, professionals or buy-to-let investors.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Allocated Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – E



Description

The accommodation is accessed via secure entry and briefly comprises: extensive hallway with built in storage, light and airy bay windowed reception/dining room, stylish kitchen fitted with an excellent assortment of white modern units/contrasting wipe-clean worktops and splash back, principal bedroom with fitted mirrored wardrobes and en-suite shower room off, second good sized double bedroom also with built in wardrobes, and partially tiled family bathroom with three piece white suite. Further benefits include electric heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washer/dryer and fridge/freezer. N.B there are no warranties on the appliances. Other items of furniture can be made available if desired.

Gardens & Parking

Undoubtedly one of the standout features of this property are the spectacular communal gardens which are regularly maintained and comprise areas of lawn, well stocked shrub beds and small trees. The property also has its own allocated parking space. The development is managed by a factor, 91BC, for a monthly fee of approx. £65. This includes all maintenance (painting, stairs, carpets) lighting, buildings insurance and gardening work.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Shandon and neighbouring Polwarth are highly sought-after residential districts lying to the South West of the City Centre, Leisure wise the choice is excellent and includes several bars and restaurants, with further facilities to be found at the impressive Fountain Park Leisure Complex and exceptional shopping facilities at nearby Bruntisfield. Harrison Park and the scenic walkways of the Union Canal provide further leisure opportunities. Edinburgh's West End and Princes Street are within proximity and offers various entertainment facilities including, theatres, cinemas, restaurants, bars, sports facilities and health clubs. Good local convenience shopping and schools are within walking distance. The city bypass and main motorway networks are also within easy reach. For those seeking an alternative method of transport Haymarket railway/tram station is a short journey away.

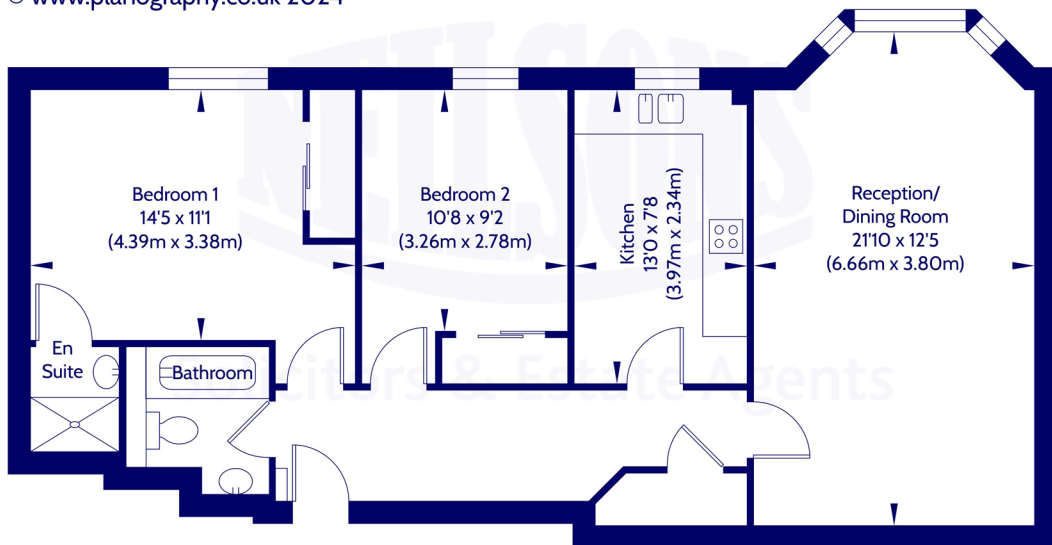


Second Floor

Approx. Internal Area 77.64 Sq M / 836 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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