



**lindsays**

45/2 West Bryson Road,  
Polwarth, Edinburgh, EH11 1BQ

*"An exceptionally bright and spacious elevated ground floor flat enviably located within a landscaped development minutes from all the area has to offer"*

- Hall with good storage
- Stunning sitting/diningroom with large corner bay window and leafy views
- Fitted kitchen/breakfastroom with space to dine and integrated appliances
- Master bedroom with fitted storage and en-suite showerroom
- Two further bedrooms
- Bathroom with shower
- Electric heating
- Double glazing
- Secure door entry system
- Allocated parking

EPC Rating D

**FIXED PRICE £275,000**  
**OFFERED £15,000 BELOW HOME REPORT VALUE**



## Description

Forming part of a modern landscaped development with private parking, this exceptionally spacious elevated ground floor flat offers around 913 square feet of flexible living space. The superb sitting/dining room offers plenty of space to entertain and is flooded with light by a large corner bay window. The kitchen/breakfast room has a built-in dining area and comes complete with integrated appliances. There are three comfortable bedrooms (one with en-suite showerroom) and an attractive bathroom with shower. Additional benefits include electric background heating, double glazing and a secure door entry system. Ideal three bedroom spacious flat for working from home.

## Area

Polwarth is a popular and convenient residential area of the capital which lies to the south west of the city centre. The location is ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical places. The immediate surrounding area plays host to a selection of convenience stores and popular eateries, all within a few minutes on foot, and whilst Princes Street is comfortably within walking distance, there are also many and frequent bus services to and from the city centre and to many other parts of the city. The Union canal walkway/cycle path is within minutes of the flat and offers an alternative route east and west. Parts of Edinburgh University, Edinburgh Art School and Napier Universities are all within easy reach, as are the added amenities of both Bruntsfield and Morningside. The Fountain Park Leisure Complex with its Cinema, Gym, Casino and restaurants is literally at the foot of the street, with the wonderful green spaces of Harrison Park, Bruntsfield Links and the Meadows just minutes in the opposite direction.

## Viewing

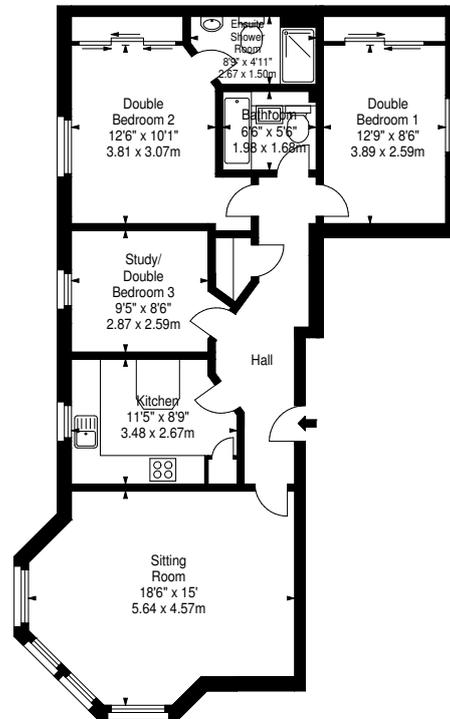
By appointment contact Lindsays on 0131 229 4040



West Bryson Road,  
Edinburgh,  
Midlothian, EH11 1BQ



Approx. Gross Internal Area  
913 Sq Ft - 84.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2020



Ground Floor

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.