

53/1 West Bryson Road

POLWARTH, EDINBURGH, EH11 1BQ



*BEAUTIFULLY PRESENTED TWO BED
APARTMENT IN THE HEART OF POLWARTH*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





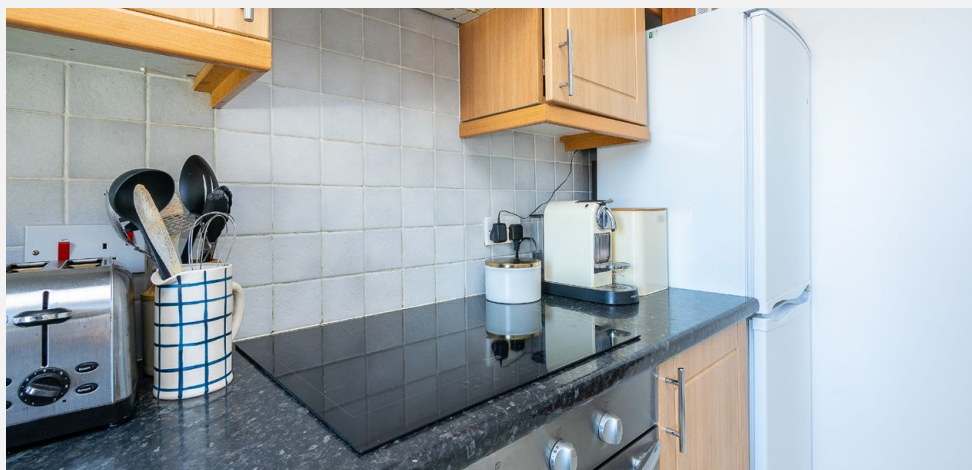
McEwan Fraser is delighted to present this generous two bed apartment to the market. The property enjoys raised ground floor position within easy reach of Harrison Park in Polwarth, a sought-after residential area. Internally, the property is presented in very good internal order and benefits from excellent proportions which include two ample double bedrooms, spacious lounge, separate kitchen, en-suite shower room and main bathroom. Further benefits include a secure entry system, electric heating, double glazing and a designated car parking space.

The accommodation is focused on a bright, spacious, and neutrally decorated lounge which gives plenty of space for a variety of different furniture configurations. The proportions on offer will give a new owner plenty of flexibility to create their ideal entertaining space. The kitchen is adjacent to the lounge and includes a full range of base and wall-mounted units providing excellent prep and storage space. Hob, oven and cooker hood are integrated. Further space is provided for a free-standing washing machine, fridge freezer and slimline dishwasher.

the lounge



the kitchen





The double bedrooms both overlook the rear of the property for extra peace and quiet. The master is a very generously sized bedroom that includes integrated wardrobes and has ample space for a full range of supporting bedroom furniture. The master also enjoys the use of an en-suite shower room which benefits from natural light and partial tiling. The second bedroom also enjoys integrated wardrobes. The main bathroom is partially tiled and boasts a three-piece white suite with shower over bath.

This is a superb flat in a prime location. Viewing is highly recommended!

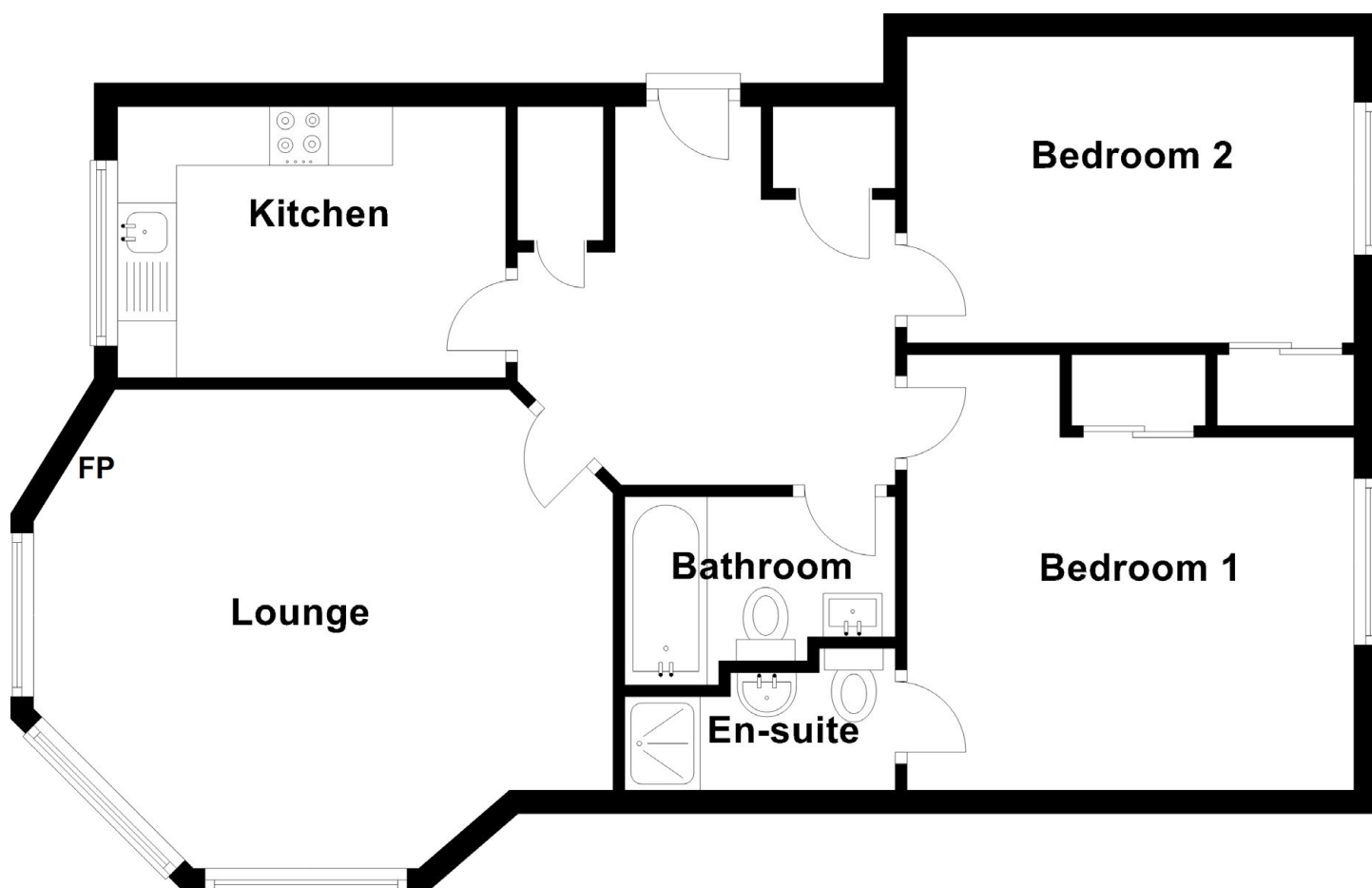
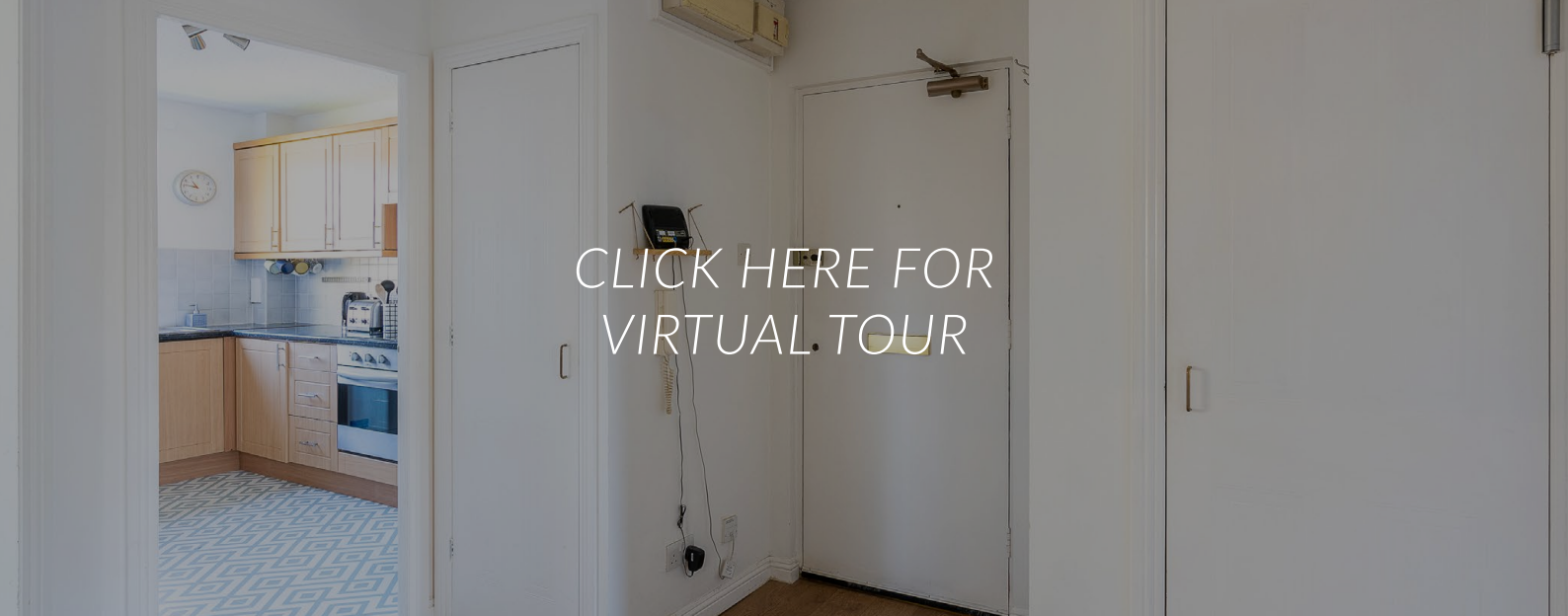
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bedroom 2







Approximate Dimensions
(Taken from the widest point)

Kitchen	3.30m (10'10") x 2.30m (7'7")	En-suite	2.30m (7'7") x 1.20m (3'11")
Lounge	4.90m (16'1") x 4.10m (13'6")	Gross internal floor area (m ²): 65m ² EPC Rating: D	
Bedroom 1	3.80m (12'6") x 2.00m (6'7")		
Bedroom 2	3.80m (12'6") x 2.60m (8'6")		
Bathroom	2.30m (7'7") x 1.60m (5'3")		



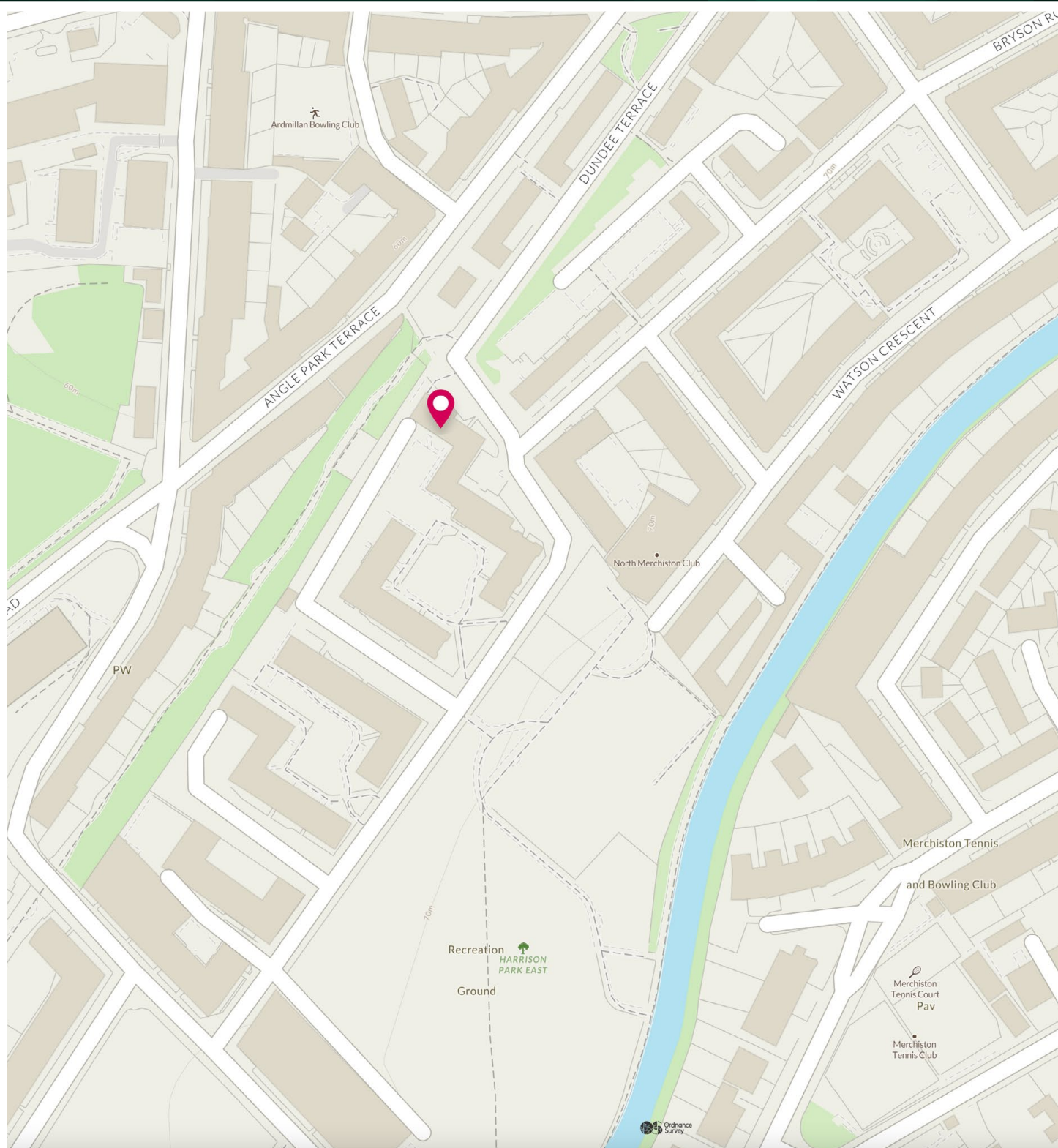
Polwarth is an exclusively residential district to the south-west of the city centre with near neighbours Merchiston and Bruntsfield. In style and appeal it is similar to Morningside, Marchmont or Bruntsfield and comprises mainly of substantial tenement and large villa properties dating back to before the turn of the 20th century.

Local shopping is convenient and extensive. The shopping centre at Polwarth caters for more than average daily requirements, having a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental takeaway and a local Post Office just around the corner. It is therefore an exceptionally well served area but should more extensive facilities be required they can be readily enjoyed nearby in Bruntsfield, Tollcross or Dalry or the city centre itself. From here the trip to Princes Street, using one of the many and frequent bus services that pass through the area, can take as little as 10 – 15 minutes via Tollcross and Lothian Road.



There is a high concentration of sources of culture and entertainment in Lothian Road with theatres, cinemas, all manner of restaurants and bars, clubs, indoor sports facilities and sites of historical interest. Fountain Park leisure complex with its various eating places, gym with pool, bowling and cinema is situated a few minutes walking distance from the property.

Open air recreational facilities can be found across the road in Harrison Park, with Bruntsfield Links and the Meadows a little further afield. Local tennis, bowling and football clubs are minutes away. The nearby Union Canal walkway leads from the city centre to deep into the open countryside. From every point of view, this is an ideal residential district, well provided for locally and within the easiest possible reach of both the city centre and the City Bypass, a mere 15 minute drive away.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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