

# 30/10 Bryson Road

POLWARTH, EDINBURGH, EH11 1DX



*ONE-BEDROOM APARTMENT WHICH IS WITHIN  
STRIKING DISTANCE OF EDINBURGH CITY CENTRE*



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McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb one-bedroom apartment which is within striking distance of Edinburgh city centre. Internally, the property is in excellent order and would represent an amazing first-time buy or a buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating. The property is offered to the market chain free.

The accommodation is focused towards an open plan lounge/kitchen which is filled with lots of natural light as well as contemporary decor and laminate flooring. Ample floor space gives plenty of options to personalise the space. The kitchen is attached to the lounge and is compact but perfectly formed for an apartment of this type. Clever use of space has allowed the inclusion of a good range of base and wall-mounted units that are set against a tiled splash-back. There is plenty of prep and storage space and the gas hob, an electric oven, and a dishwasher are integrated.

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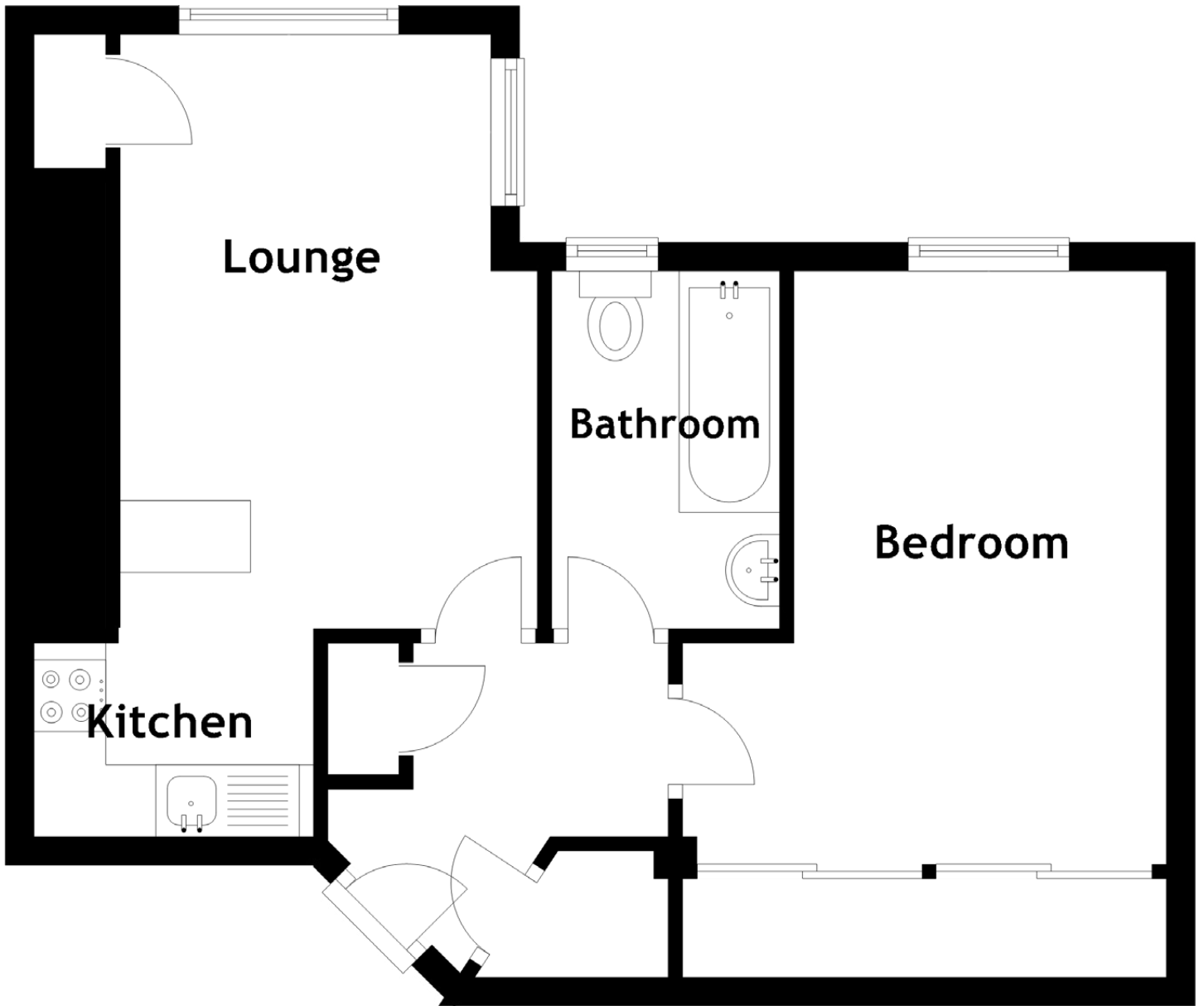


There is a large double bedroom that boasts an integrated wardrobe and ample floor space for plenty of free-standing furniture. The accommodation is completed by a modern bathroom that is partially tiled and includes a three-piece white suite with shower over bath.









Approximate Dimensions

(Taken from the widest point)

Lounge	4.14m (13'7") x 2.91m (9'6")
Kitchen	1.95m (6'5") x 1.35m (4'5")
Bedroom	4.13m (13'6") x 3.60m (11'10")
Bathroom	2.49m (8'2") x 1.59m (5'3")

Gross internal floor area (m<sup>2</sup>): 37m<sup>2</sup>

EPC Rating: C





To the rear, the property also enjoys access to a spacious communal garden. This is a fantastic property in a superb location and early viewing is highly recommended.



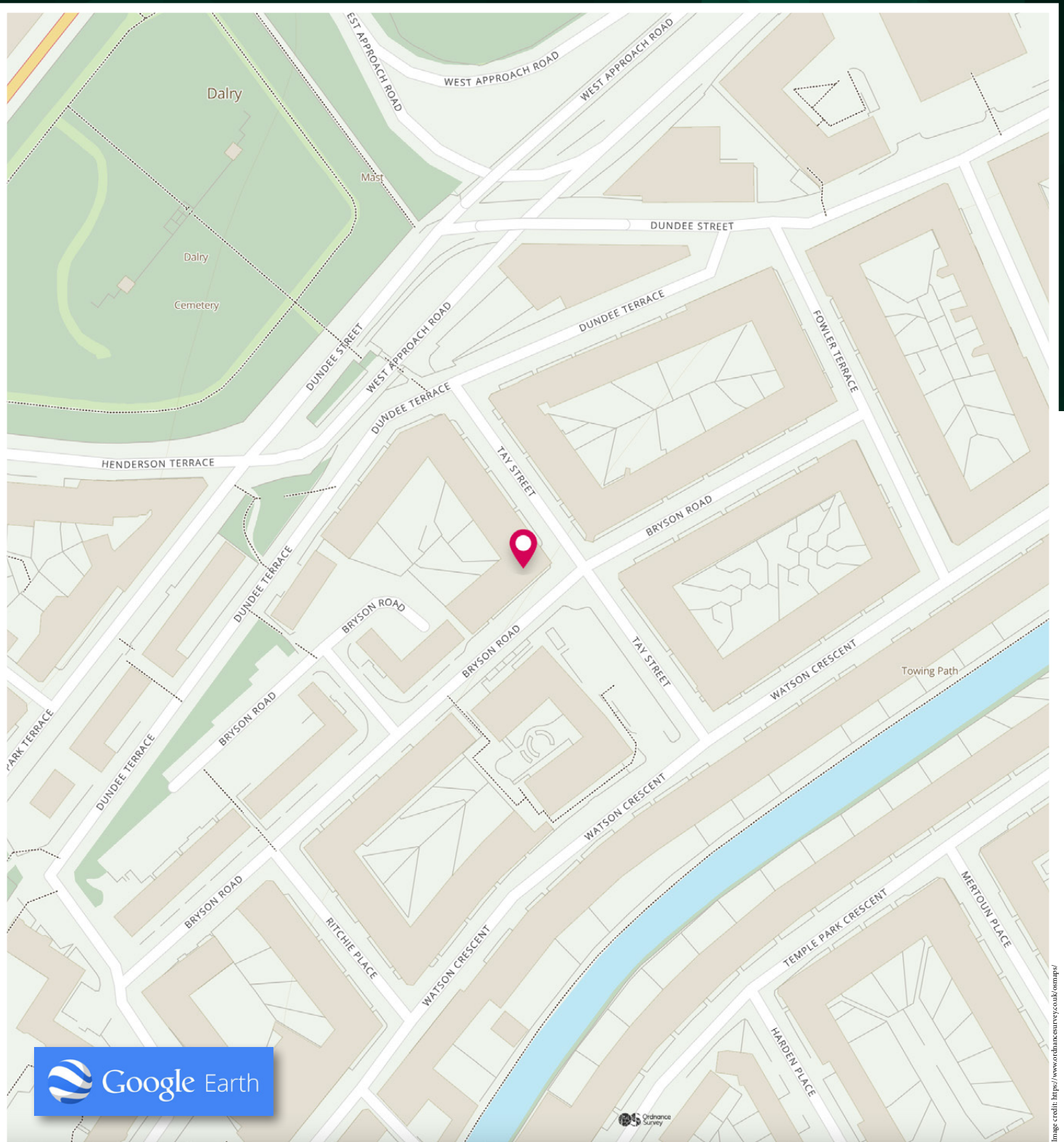


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Polwarth is an exclusively residential district to the south-west of the city centre with near neighbours Merchiston and Bruntsfield. In style and appeal it is similar to Morningside, Marchmont or Bruntsfield and comprises mainly of substantial tenement 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.

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. North Merchiston Club also offers a range of sporting and non sporting activities to the local community, including a gym. 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 heritage protected Union Canal walkway leads from the city centre to deep into the open countryside.

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# McEwan Fraser Legal

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