



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**29/5 West Bryson Road**

EDINBURGH, EH11 1BN

## LOCATION

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, Tolcross 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.





## 29/5 WEST BRYSON ROAD

Part Exchange available! McEwan Fraser is delighted to offer this spacious, immaculately presented, two double bedroom apartment to the market for sale. The property is situated in sought after Polwarth and enjoys beautiful open aspects to the front, over Harrison Park, and to the rear over landscaped gardens.

Internally, accommodation is focused towards a large reception room with bay window and Juliet balcony. Abundant natural light is enhanced by neutral decor and there is ample space for a full range of furniture, including a dining table.

The kitchen sits adjacent to the lounge and includes both base and wall-mounted units, offering plenty of prep and storage space. Gas hob and electric oven are integrated, while space is provided for further free-standing appliances. A wide central hallway gives access to two double bedrooms, bathroom and a large box room, ideal for storage and presented here as a study.

The master bedroom is particularly generous, with integrated wardrobes and an attached en-suite shower room. The en-suite has been refitted to an exceptional standard, with a sleek, modern double shower. The second bedroom is also an excellent double with integrated wardrobes.

The accommodation is completed by the contemporary master bathroom, including a three-piece white suite with shower over bath. For extra warmth and comfort, there is gas central heating and double glazing.

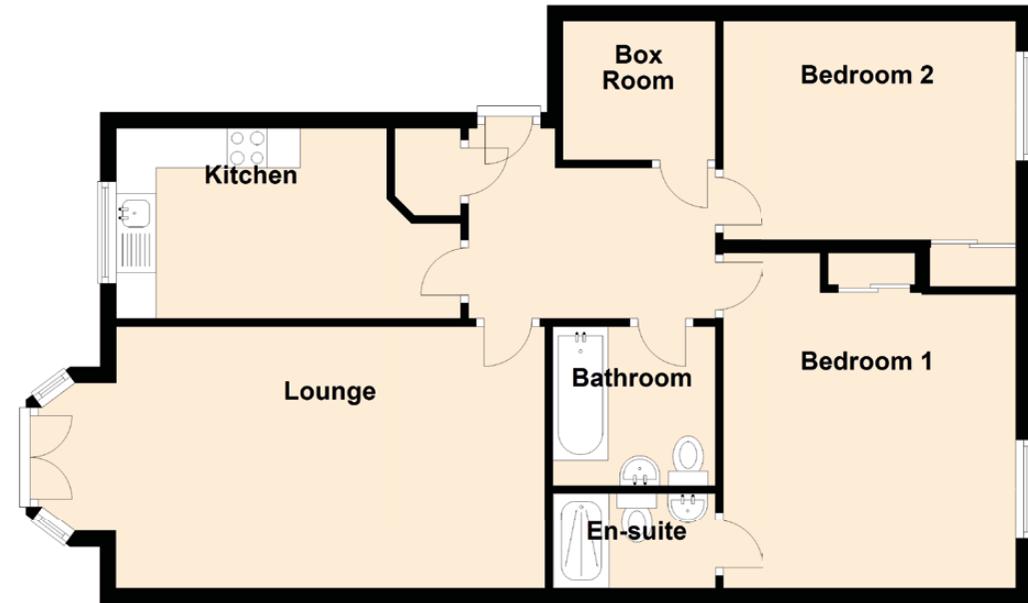
Internal viewing is highly recommended.



# BEDROOMS & BATHROOM



# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	6.46m (21'2") x 3.30m (10'10")
Kitchen	4.35m (14'3") x 2.40m (7'10")
Bedroom 1	4.23m (13'11") x 3.70m (12'2")
En-suite	2.05m (6'9") x 1.20m (3'11")
Bedroom 2	3.70m (12'2") x 2.82m (9'3")
Box Room	1.92m (6'4") x 1.75m (5'9")
Bathroom	2.05m (6'9") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>

EPC Rating: C

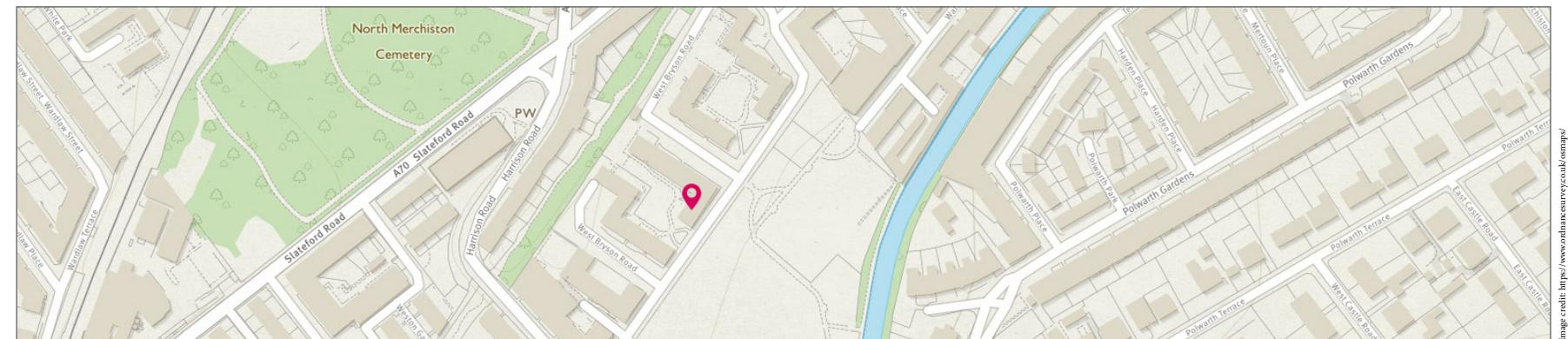


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