

**21/8 West Bryson Road
Edinburgh EH11 1BN**

Offers Over £325,000

- Large bay window living/dining room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and appliances included
- Three double bedrooms with master featuring en-suite
- Family bathroom fitted with three-piece suite
- Gas central heating and double glazing
- Residents parking
- Communal gardens

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £1300



1



3



2



EPC C



Flat

This impressive three-bedroom top-floor flat, set within a highly sought-after development, is sure to attract strong interest. Offering generous proportions throughout and excellent transport links to the city centre, the property will appeal to a wide range of purchasers. Early viewing is strongly advised.

The accommodation features a bright and spacious bay-windowed living/dining room with fantastic open views—an ideal setting for relaxing or entertaining. The breakfasting kitchen is fitted with a range of wall and base units, a gas hob, electric oven, and additional appliances, all included in the sale. There are three well-sized double bedrooms, each with wardrobes providing excellent storage. The primary bedroom benefits from an en-suite, fitted with a two-piece suite and separate shower. A modern family bathroom offers a three-piece suite with a mains shower over the bath. Two generous cupboards in the hallway provide further useful storage and access to attic space. Additional advantages include gas central heating with a newly installed boiler and double glazing throughout. Externally, residents enjoy well-maintained communal gardens and an allocated parking space. In addition the property is HMO compliant.

Factoring: The development is managed by 91BC Property Services, with a monthly fee of approximately £108, covering buildings insurance and communal maintenance.

Please note: No warranties given for systems

Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the popular Craiglockhart Primary and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

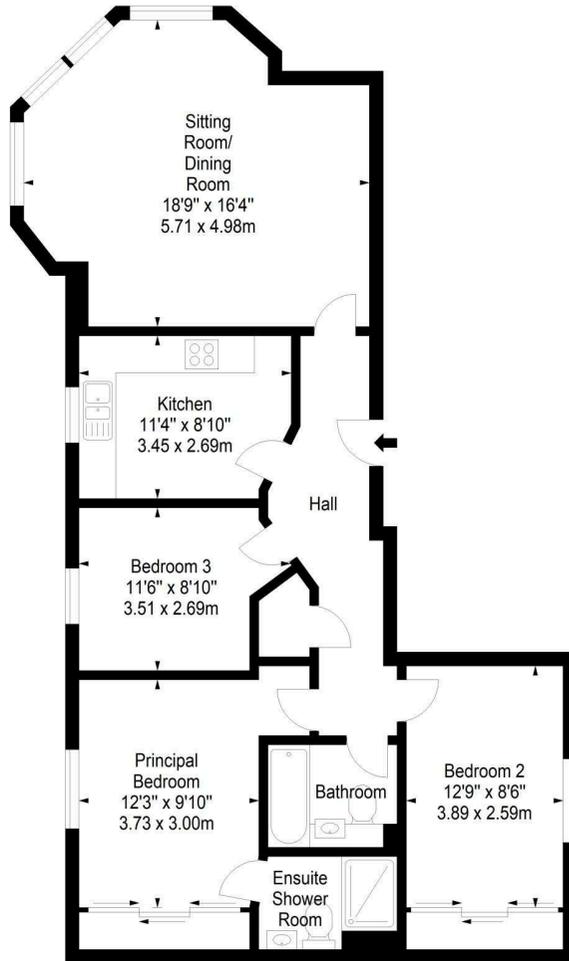
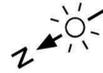




West Bryson Road,
Edinburgh,
Midlothian, EH11 1BN



Approx. Gross Internal Area
953 Sq Ft - 88.53 Sq M
For identification only. Not to scale.
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Third Floor



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