

**45/3 West Bryson Road,
Edinburgh EH11 1B**

Offers Over £270,000

- Entrance hallway
- Bright bay windowed lounge
- Dining room with access to kitchen
- Kitchen with a range of wall and floor mounted storage
- Master en-suite bedroom with built in wardrobes
- 2nd bedroom with built in wardrobes
- Bathroom with three piece suite, electric shower over bath.
- Electric heating and double glazing
- Well maintained communal gardens & Resident Parking

Council Tax Band: E

Tenure: Freehold

Monthly Service Charge: £85

Shared Ownership: N



1



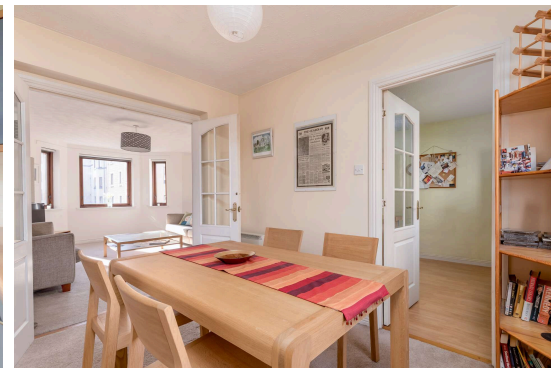
2



2



EPC



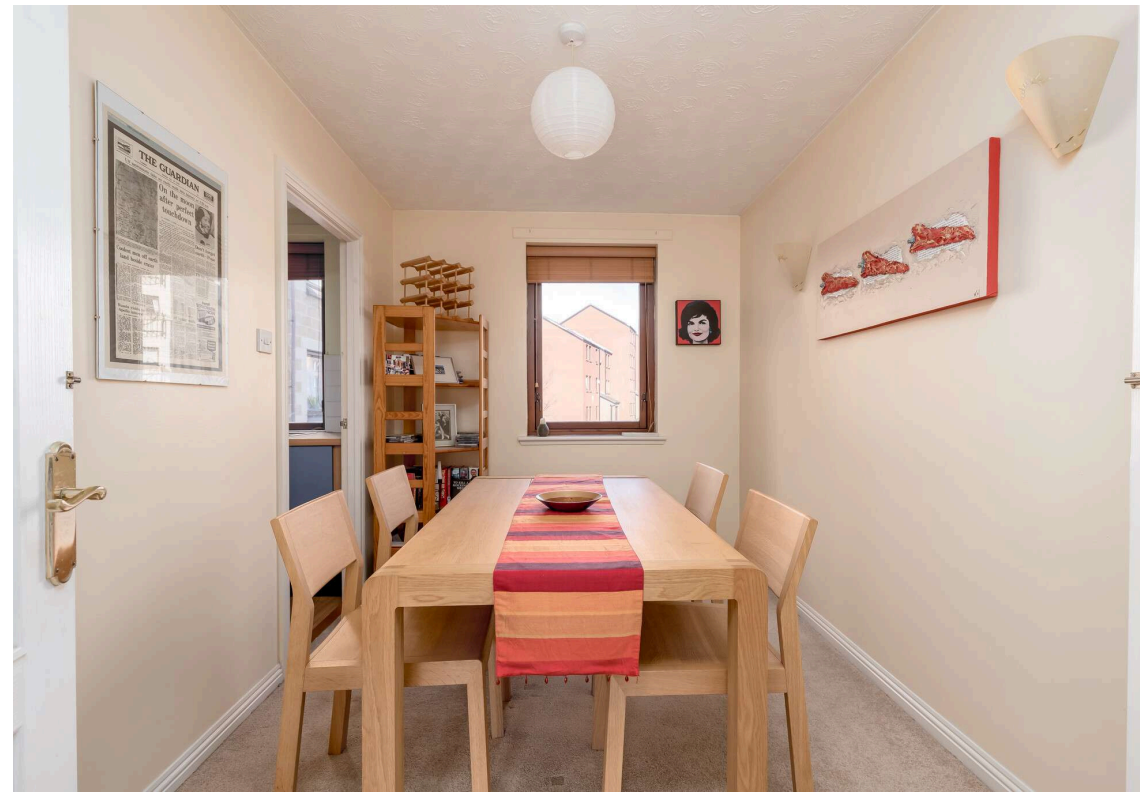
Bright two bed flat

Blair Cadell are delighted to present this superb, bright two-bedroom flat, perfectly located in the heart of Polwarth. Just a stone's throw from local amenities, Harrison Park and the Union Canal this property offers an excellent opportunity. Viewing highly recommended.

The accommodation comprises a spacious bay-windowed living room, leading to a separate dining room with an access door to the kitchen. The well-appointed kitchen features a range of floor and wall-mounted units, as well as an electric hob and oven. The master bedroom benefits from an en-suite shower room and built-in storage cupboards, the second double bedroom offers ample space and built-in wardrobes. The family bathroom is equipped with a three-piece suite and an electric shower over the bath. The property also benefits from electric heating and double glazing throughout, ensuring maximum energy efficiency. Residents can enjoy beautifully maintained communal gardens and allocated parking.

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

Viewing by appointment 0131 337 1800

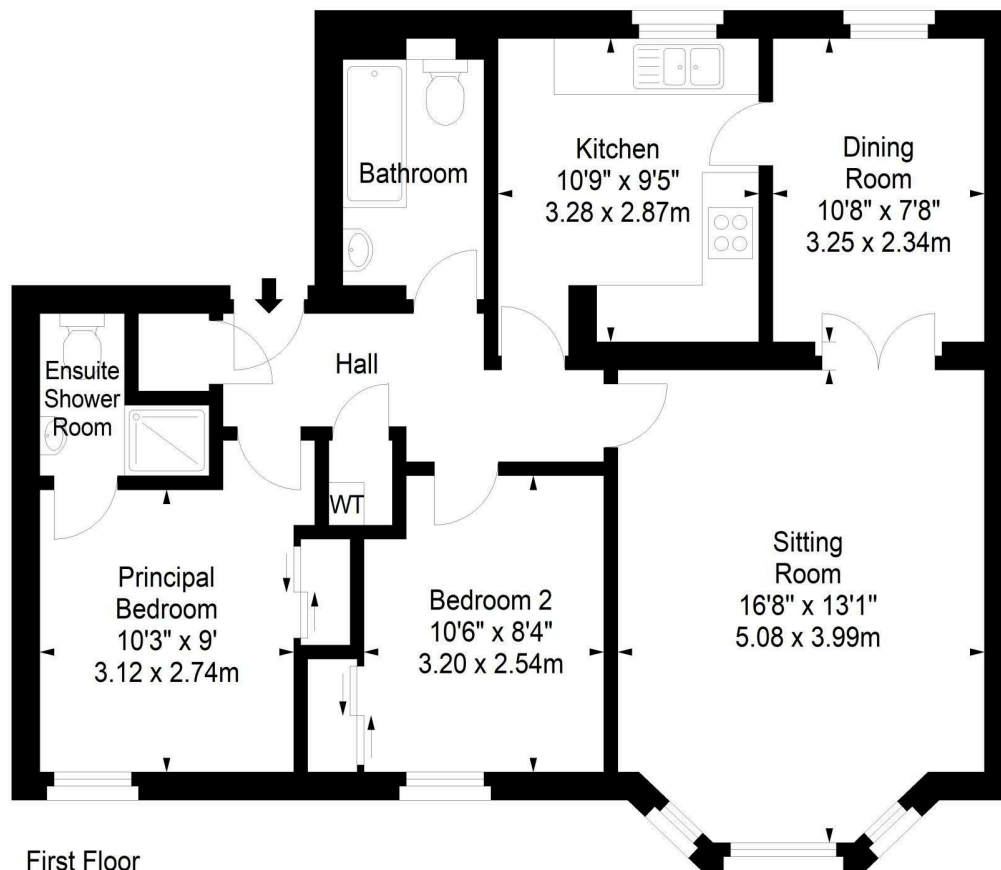




West Bryson Road,
Edinburgh,
Midlothian, EH11 1BQ



Approx. Gross Internal Area
785 Sq Ft - 72.93 Sq M
For identification only. Not to scale.
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First Floor

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