

**55/7 Bryson Road
Edinburgh EH11 1DS**

Offers Over £350,000

- Large dual aspect living/dining room featuring views over Edinburgh
- Modern kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and white goods included in sale
- Three double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Resident parking
- Communal gardens

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £940

Shared Ownership: No



1



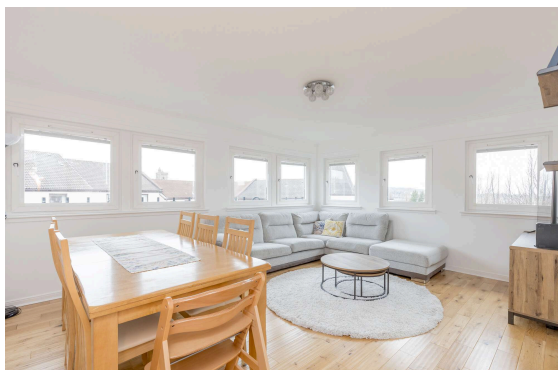
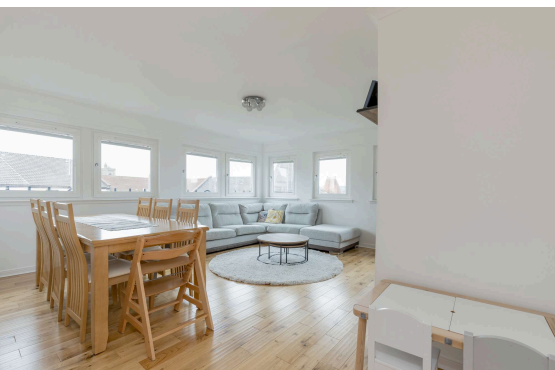
3



2



EPC C



Third Floor Flat

Blair Cadell is delighted to present this beautifully appointed three-bedroom flat in the highly sought-after area of Polwarth. Boasting breath-taking views and excellent transport links to the city centre, and falling into the school catchment for both Brunstfield Primary School and Boroughmuir High School, this stunning property will appeal to a wide range of buyers and is a must-see.

The accommodation features a bright and spacious dual-aspect living/dining room, bathed in natural light and offering spectacular views over Edinburgh—an ideal space for entertaining family and friends. The newly fitted kitchen is sleek and modern, equipped with a range of wall and floor-mounted units, an induction hob, an electric oven, and integrated white goods, all included in the sale. There are three generous double bedrooms, two of which benefit from fitted wardrobes, while the third comes with a freestanding wardrobe. The master bedroom is complemented by a stylish en-suite bathroom, complete with a two-piece suite and a luxurious mains-powered walk-in shower. Additionally, the family bathroom is fitted with a contemporary three-piece suite and an electric shower over the bath. The property offers ample storage, including two spacious cupboards in the hallway. Efficient gas central heating and double glazing ensure comfort year-round. Residents can also enjoy well-maintained communal gardens and convenient residents' parking. Please Note - The property is factored by Trinity Factors with a charge of around £45 per month; it includes cleaning of common areas and pruning of plants in the parking area. Building insurance one off charge annually in August of about £400.

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 highly sought after and popular Bruntsfield Primary, Boroughmuir High School 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

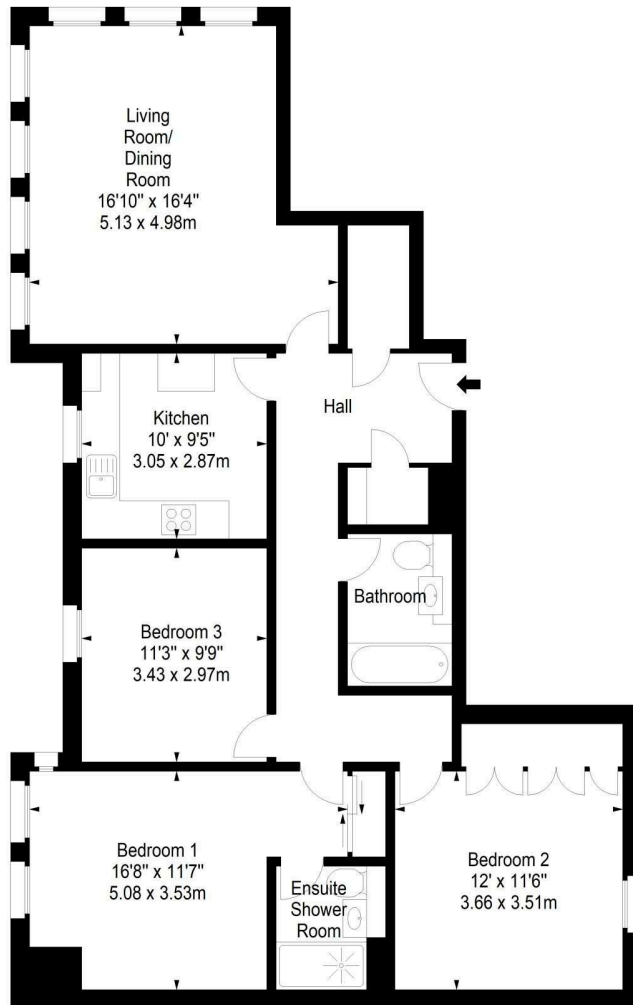




Bryson Road, EH11 1DS



Approx. Gross Internal Area
1070 Sq Ft - 99.40 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Third Floor



Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

