



Estate Agents and Solicitors

## 50/4, Bryson Road, Edinburgh, EH11 1DX

Light & Tastefully Presented, Two-Bedroom, First-Floor Flat

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# Property Description

Light and tastefully presented, two-bedroom, first-floor flat, forming part of an established residential development. Located on a quiet cul-de-sac in the popular Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two flexible bedrooms, and a bathroom.

Featuring a modern fitted kitchen, a good-quality bathroom, modern flooring, and gas central heating. In addition, there is double glazing and super storage, including bedroom wardrobes.

The development includes a secured entry system, landscaped grounds, and private residential parking.

The sale includes all curtains, carpets, beds with mattresses, bedroom furniture, all tables and chairs and the large settee.

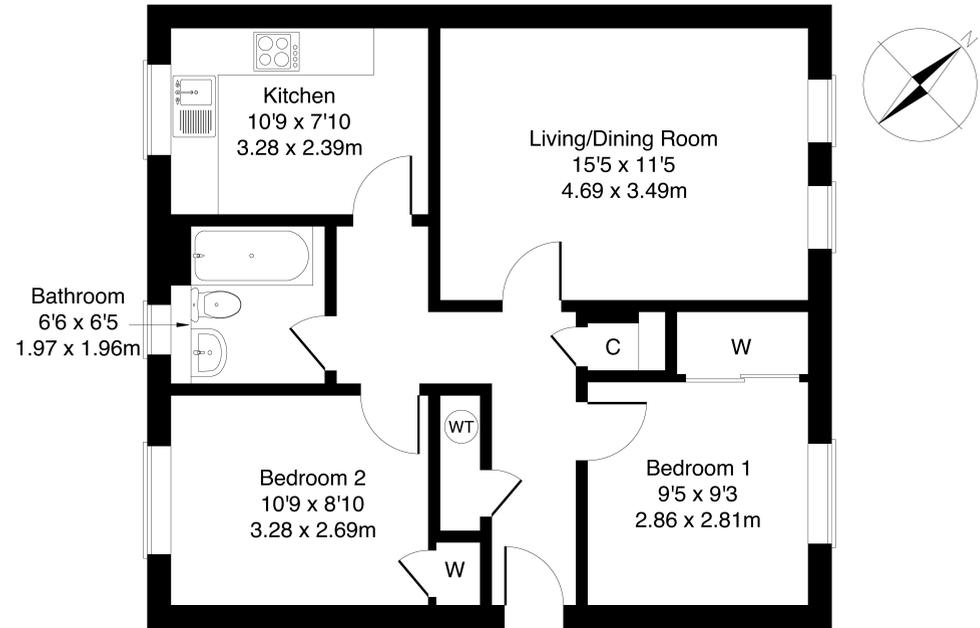
A welcoming entrance hall provides access to all rooms within the property and benefits from a built-in storage cupboard along with a separate built-in water tank cupboard, offering practical and convenient storage solutions. Positioned to the rear of the property, the bright and spacious living and dining room enjoys wood-effect flooring and a pleasant outlook, creating an ideal setting for both relaxing and entertaining. The room is well proportioned, allowing ample space for a dining table and chairs as well as comfortable lounge furniture. A central light fitting and wall-mounted TV point complete this inviting living space. The fitted kitchen is well arranged and features tiled effect flooring, stone effect worktops and a tiled splashback. A stainless steel sink with a drainer is inset, while appliances include a fridge/freezer, washing machine, microwave, oven and an electric hob with canopy extractor above. There is also space for additional freestanding appliances, making the kitchen both functional and practical.

Bedroom one is a generous double room with carpeted flooring, a central light fitting and a built-in wardrobe with mirrored sliding doors, providing excellent storage while enhancing the sense of space and light. The second bedroom, also carpeted, is well-suited as a guest room, home office or nursery and benefits from a built-in storage cupboard. Completing the accommodation, the three-piece fitted bathroom comprises a bath with a shower attachment, a wash hand basin and a WC. Finished with tiled flooring, a tiled splashback surround, central light fitting and ladder-style radiator, the bathroom offers a clean and modern finish.



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Approximate Gross Internal Area: (645 sq ft - 60 sq m.)



**Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.**

# Area Description

Polwarth is a sought-after area located just west of Edinburgh city centre, characterised by its traditional Victorian tenements and strong sense of community. The area benefits from a wide range of local amenities and offers easy access to Tollcross, the West End and Dalry Road, all of which provide various shops, supermarkets and everyday services. The Union Canal runs through the area, offering picturesque walking and cycling routes, while The Meadows and Bruntsfield Links provide further open green spaces. Nearby Bruntsfield and Morningside offer an excellent selection

of cafés, bars and independent retailers. Fountain Park is also within proximity, featuring a cinema, gym and restaurants. Excellent transport links are available via Haymarket Station, tram connections and regular bus services from Dundee Street and Polwarth Gardens.





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