



## 51/3 Bryson Road, Edinburgh, EH11 1DS

Light & Well-Presented, Two Bedroom, Second Floor Apartment

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# Property Description

Light and well-presented, two-bedroom, second-floor apartment, forming part of a modern factored development. Conveniently located in the popular Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, an en-suite shower room and a bathroom.

Highlights include a modern kitchen with appliances, fitted bathroom suites, contemporary flooring and well-proportioned room sizes. In addition, there is gas central heating, double glazing, and superb storage including fitted wardrobes for both bedrooms and a walk-in hall store.

The development is positioned on a quiet side street, and provides a shared bike store, and a secured, remote-controlled residential car park.

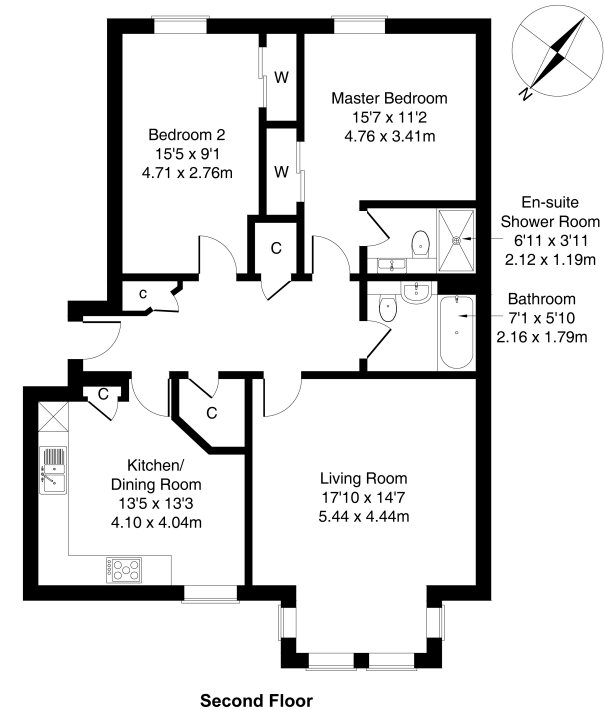
An exceptionally spacious entrance hall affords access throughout the property and features superb storage provision with three built-in cupboards, including one walk-in store. Set to the front, with box-style windows, a tastefully finished living room features wood effect flooring, light decor, and plentiful space for freestanding furnishing.

The stylish kitchen is also set to the front, offering a generously sized room with ample space for a dining set of 6; whilst modern fitted units and worktops include a tiled surround and a sink with a drainer and splashback, with appliances including an integrated fridge/freezer, a washing machine, an oven and a gas hob with a splashback and an extractor hood.

Set to the rear, enjoying a southerly aspect, the master bedroom has carpeted flooring, a central light fitting, a built-in wardrobe with mirrored sliding doors, and a modern en-suite shower room; whilst a further double bedroom, is similarly finished with carpeted flooring, a built-in wardrobe with mirrored sliding doors, and light decor. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a shower over the bath, splash walls and a ladder-style radiator.

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**51/3 Bryson Road, Edinburgh, EH11 1DS**  
Approximate Gross Internal Area: (945 sq ft - 88 sq m.)



**Second Floor**

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 popular area comprised mainly of impressive Victorian tenements, located just west of the city centre close to Tollcross and the West End. There is good local shopping throughout, with Tollcross and Dalry Road offering further amenities and supermarkets. Scenic walks and cycleways can be found along the Union Canal, whilst the Bruntsfield Links and the Meadows offer vast open green spaces. Neighbouring Morningside and Bruntsfield offer a vibrant mix of

independent specialist shops, cafes and bars and The Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants. Many attractions, businesses and educational institutions of Edinburgh Centre can be reached easily on foot, as can Haymarket Station with its connections via tram and rail for further onward travel. Regular bus services are also available from Dundee Street and Polwarth Gardens.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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