



39/3 West Bryson Road, Edinburgh, EH11 1BQ

Light & Beautifully Presented, Three-Bedroom, First Floor Apartment

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy **Zoopla**

Property Description

Light and beautifully-presented, three-bedroom, first-floor apartment, forming part of a leafy, modern factored development. Located in the popular and desirable Polwarth area, just to the west of Edinburgh's city centre.

Comprises an entrance hall, living room, kitchen, three double bedrooms, and a bathroom.

Ready-to-move-in, this home presents an excellent opportunity for first-time buyers, professionals, or buy-to-let investors seeking a well-connected yet peaceful setting.

Freshly prepared for the market with light contemporary decor and new carpeted flooring throughout.

Highlights include a fitted kitchen with appliances, a modern bathroom, good storage, electric heating, and double glazing.

Externally, the development provides well-maintained communal grounds and secure residential parking.

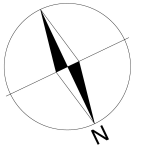
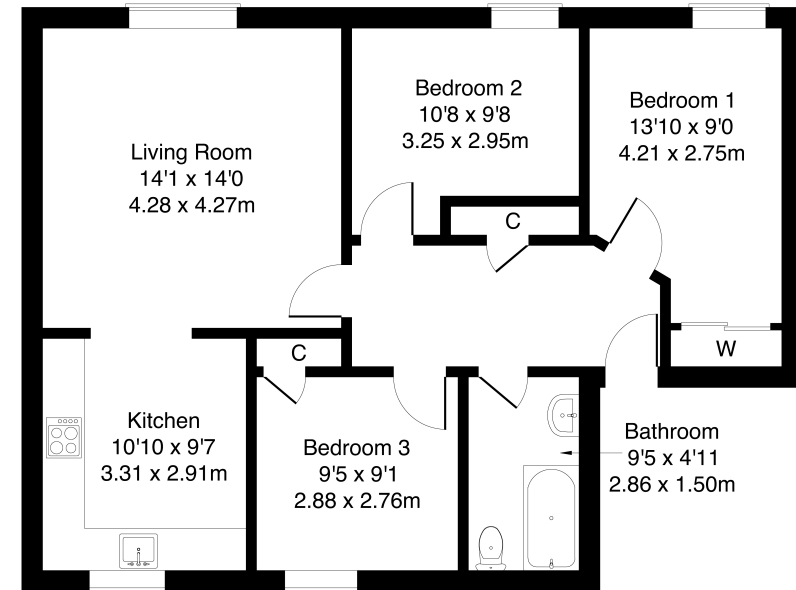
The entrance hall, featuring a built-in store cupboard and secure entry handset system, provides access to all rooms except the kitchen. The bright and spacious living room offers a versatile layout for both lounge and dining furniture, while a modern fitted kitchen, accessed from the living room, includes white gloss units, stone-effect worktops, a matching splashback, and a stainless steel sink with a drainer. Integrated appliances include a fridge/freezer, dishwasher, electric oven, and ceramic hob with an overhead canopy.

The principal bedroom benefits from a built-in mirrored wardrobe, a TV point, and carpeted flooring, while the two further bedrooms offer flexible spaces, even suitable for a guest room or home office. The modern, internally set bathroom is fitted with a three-piece suite, a mains shower over the bath, tiled walls, and a chrome ladder-style radiator.



39/3 West Bryson Road, Edinburgh, EH11 1BQ

Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



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

Area Description

Nestled just west of Edinburgh's city centre, Polwarth is a sought-after residential area that perfectly balances urban convenience with green spaces. The picturesque Union Canal offers scenic walking and cycling routes, while nearby Bruntsfield and Fountainbridge boast a fantastic selection of cafés, restaurants, independent shops, and leisure facilities,

including a cinema and gym. Excellent transport links provide easy access to the city centre, with frequent bus services and close proximity to Haymarket Station and Edinburgh's vibrant West End. Combining a peaceful residential atmosphere with all the benefits of city living, Polwarth is a prime location for a wide range of buyers.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

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



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.