




McEwan Fraser Legal
Solicitors & Estate Agents
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17/5 West Bryson Road

EDINBURGH, EH11 1EH

The Location

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Polwarth is an exclusively residential district to the south-west of the city centre with near neighbours at Merchiston and Bruntsfield. In style and appeal, it is remarkably similar to Morningside, Marchmont and Bruntsfield and comprises mainly of substantial Edinburgh tenement properties dating back to before the turn of the twentieth century.

Local shopping is as convenient as it is extensive. The shopping centre at Polwarth provides a great deal more than normal daily requirements. The centre has a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental take away, and the area is served very well by the local Post Office, just around the corner. It is, therefore, an exceptionally well-served area but should more extensive facilities be required, they can be readily enjoyed nearby in Bruntsfield or at Tollcross or, for that matter, the city centre itself. From here, the trip to Princes Street using one of the many and frequent bus services that pass through the area take as little as ten to fifteen minutes via Tollcross and Lothian Road.

Lothian Road is where Edinburgh's formal entertainment facilities tend to be very highly concentrated. Here there are theatres and cinemas, all manner of restaurants and bars, indoor sports facilities and discotheques, all within walking distance. Fountain Park cinema complex with its various bars and restaurants are situated a few minutes walking distance from the property.

For those who prefer open-air recreational facilities, Harrison Park is nearby while Bruntsfield Links and the Meadows can be reached on foot. The nearby Union Canal walkway leads through the city and deep into the open countryside. From every point of view, this is an ideal residential district, well served locally and within the easiest possible reach of the city centre and all that it can provide.



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McEwan Fraser Legal is delighted to present this spacious two double bedroom second floor flat to the market. The property is presented to the market in good order throughout and offered to the market chain free. Polwarth is a sought after residential area with a splendid range of local amenities and excellent transport links.

Internal accommodation is focused towards a large, bright and neutrally decorated reception room which also included french doors opening onto a Juliet balcony. There is plenty of floor space for a variety of different furniture configurations but it can happily accommodate a large suite and dining table if required. The breakfasting kitchen sits adjacent to the lounge. Comprising a good range of base and wall mounted units, there is ample prep and storage space for the aspiring chef. Gas hob, electric oven, fridge freezer, dishwasher and washing machine are all integrated. The master bedroom, with attached en-suite shower room and integrated wardrobe, is extremely large for a modern apartment. The second bedroom is also a generous double. The accommodation is completed by a master bathroom which is partially tiled and boasts a three-piece suite with shower over bath.

For extra warmth and comfort, the property boasts gas central heating and double glazing.

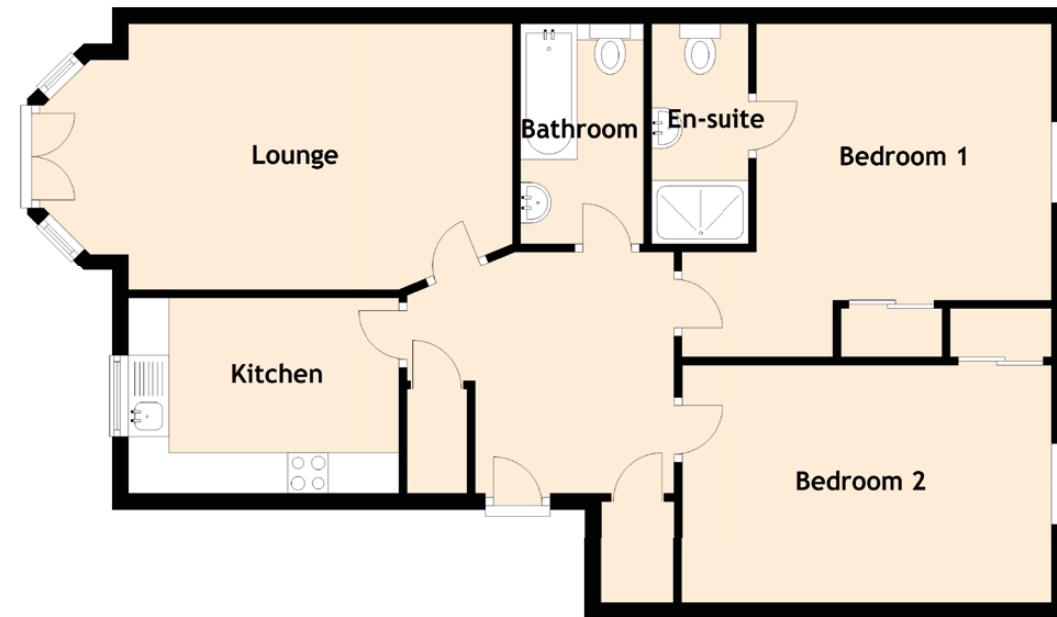
Internal viewing is highly recommended to fully appreciate the proportions on offer.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.80m (19') x 3.30m (10'10")
Kitchen	3.35m (11') x 2.41m (7'11")
Bedroom 1	4.58m (15') x 4.11m (13'6")
En-suite	2.72m (8'11") x 1.21m (4')
Bedroom 2	4.58m (15') x 2.94m (9'8")
Bathroom	2.72m (8'11") x 1.52m (5')

Gross internal floor area (m²): 72m² | EPC Rating: B

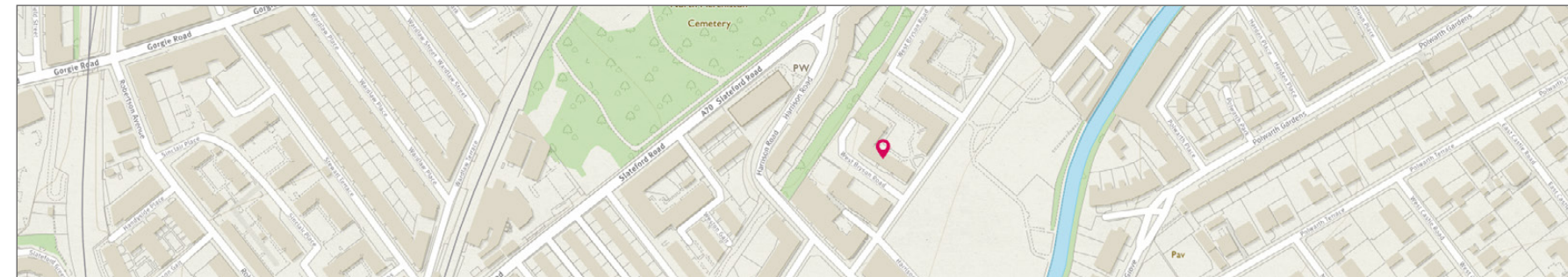


Image credit: <https://www.odimate-surveys.co.uk/gallery/>



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**Part
Exchange
Available**

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