

21/6 West Bryson Road

Edinburgh, EH11 1BN













Description

Clancy's Solicitors & Estate Agents are delighted to bring to market this spacious modern second floor flat that forms part of the ever-popular Harrison Park Apartments development built by Teague Homes. The property is offered to the market in excellent order and is conveniently placed for swift access to the city centre whilst enjoying peaceful surroundings. The accommodation comprises a welcoming entrance hallway, a beautifully, light and spacious bay windowed lounge/dining room the perfect spot for hosting friends and family. The kitchen is fitted with a range of modern base and wall mounted units and complimented with ample work top surfaces incorporating an integrated oven, hob and hood. The master bedroom provides a tranquil retreat and comes complete with built in wardrobes and a contemporary en-suite shower room; there are two further double bedrooms and a family size bathroom with a three-piece suite. Other features include double glazing, gas central heating, good storage facilities, well maintained communal landscape garden grounds and an allocated parking space.

Location

Polwarth is on the south west side of the city centre which can be easily accessed via a frequent public transport service that runs close by. The bypass is a short drive away and leads to the central belt motorway network and the International Airport. The area is close to excellent shopping facilities in nearby Bruntsfield and locally there is a Sainsbury's local plus a number of specialist shops for day to day requirements. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex and Edinburgh Quay.

Extras

All fitted floor coverings and integrated kitchen appliances.

- Features
- Entrance hall
- Lounge/dining room
- Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Good storage facilities
- Landscaped communal garden grounds
- On-street parking
- EPC rating C
- Ouncil Tax Band E
- Tenure Freehold



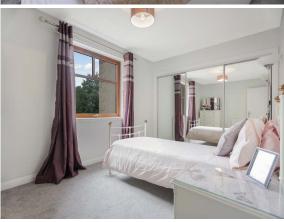


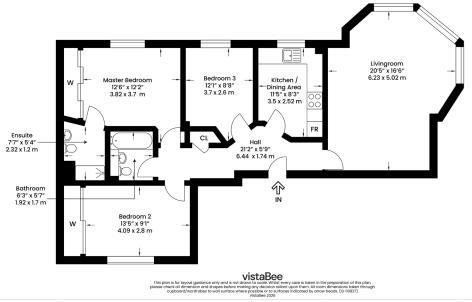




















T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

DISCLAIMER These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.