



CLANCYS

clancys-solicitors.co.uk

# 21/6 West Bryson Road

Edinburgh, EH11 1BN



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C



FREEHOLD

## 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
- Council Tax Band – E
- Tenure - Freehold







