



DESCRIPTION

Modern Two-Bedroom Flat with Allocated Parking

Attractive two-bedroom second-floor flat situated on West Bryson Road in the popular Polwarth area of Edinburgh. Finished with modern décor throughout, the property comprises a spacious lounge/diner, separate kitchen, two bedrooms and a bathroom.

Further benefits include a secure entry system, allocated parking space and communal grounds.

Ideally located for local amenities, public transport links and easy access to Edinburgh city centre. An excellent opportunity for first-time buyers, professionals or buy-to-let investor

- Attractive two-bedroom second-floor flat
- Modern décor throughout
- Spacious lounge/diner
- Separate fitted kitchen
- Two bedrooms and bathroom
- Secure entry system
- Allocated parking space
- Communal grounds
- Popular West Bryson Road location, EH11
- Convenient access to local amenities and transport links
- Ideal first-time purchase or investment opportunity



LOCATION

West Bryson Road is ideally positioned in the popular Polwarth area, close to local shops, cafés, supermarkets and leisure facilities at Fountain Park. Nearby Harrison Park and the Union Canal offer attractive outdoor spaces and walking routes. Regular bus services provide convenient access to Edinburgh city centre, while Haymarket station offers rail connections. An excellent location combining everyday convenience with easy access to the city. Edinburgh Napier University campuses and the University of Edinburgh are accessible from the area, while the city centre offers an extensive selection of shopping, dining, cultural attractions and employment opportunities. Combining a popular residential setting with convenient transport links, nearby green spaces and a wide range of local amenities, West Bryson Road is an excellent location for enjoying all that Edinburgh has to offer.

