



**POLWARTH
10/2 BRYSON ROAD
GROUND FLOOR FLAT
ENTRY PHONE GF2
FIXED PRICE £120,000**

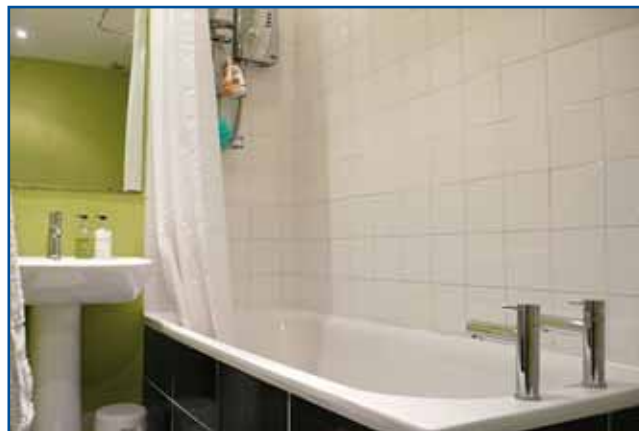


Well appointed ground floor flat quietly situated to the rear of a sandstone block of similar style properties. The popular area of Polwarth has lots to offer including a number bars, restaurants, takeaways and shops for day to day requirements with additional shopping to be found in nearby Bruntsfield and Morningside. A frequent bus service runs to the nearby City Centre and surrounding areas. Recreational facilities include The Fountain Park Leisure Complex, with a multi screen cinema, bowling alley, casino, Virgin Active fitness centre, wine bars and restaurants. There is also a popular cycle route along the banks of the Union Canal. The city By-pass is also easily accessible, linking up to all parts of the City and the main motorway network.

The accommodation in brief comprises: hall giving access to all the accommodation, lounge with dining recess, modern and stylish fitted kitchen with integrated appliances, double bedroom with excellent storage and bathroom with shower.

As mentioned the property is situated to the rear of the tenement with the lounge and bedroom enjoying a pleasant outlook over the shared rear garden. The accommodation has been much improved by the current owner and is being presented to the market in walk in condition throughout making it an excellent first purchase or buy to let investment. Further features are white meter heating, secure entry phone system and permit parking.

FIXED PRICE £120,000



HALL

The hall gives access to all the accommodation and has a white meter storage heater.

DINING LOUNGE Approx. 19' x 10'4"

A generous room with a dining recess, traditional Edinburgh press and white meter storage heater.

KITCHEN Approx. 9'10" x 4'

An internal room fitted with wall and base units complete with complementary work surfaces extending to the splashback areas. The appliances include a ceramic hob with overhead chimney style extractor, electric oven, integrated fridge and integrated automatic washing machine. Other features are spotlight lighting, sanded and varnished floor, extractor fan and stainless steel sink and drainer.

DOUBLE BEDROOM 1 Approx. 10'3" x 8'8"

A good sized room with excellent walk in storage, cornice and electric slimline wall heater.

BATHROOM Approx. 8'7" x 4'5"

Also internal and fitted with a bath with electric shower over, WC and wash hand basin. The walls are tiled to the splashback areas, vinyl flooring and inset ceiling down lighting.

GARDEN

There is a well tended shared garden which is fully enclosed and can only be accessed from the common stair.

EXTRAS

The sale includes all the fitted floor coverings and window blinds.

NOTES

The property does have a gas supply so gas central heating could be installed if preferred.

VIEWING

Sunday 2-4pm or by appointment please call Beveridge & Kellas on 0131 554 6321.

SURVEYORS

Please telephone solicitors (0131) 554 6321

POST CODE

EH11 1EE

OFFERS

A Fixed Price of £120,000 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.