

**37/3 Bryson Road,  
Polwarth  
Edinburgh EH11 1DY  
Offers Over £160,000**

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included
- Large double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing
- Communal garden
- On-street permit parking

**Council Tax Band: B**

**Tenure: Freehold**

**Shared Ownership: No**



## Ground Floor Flat

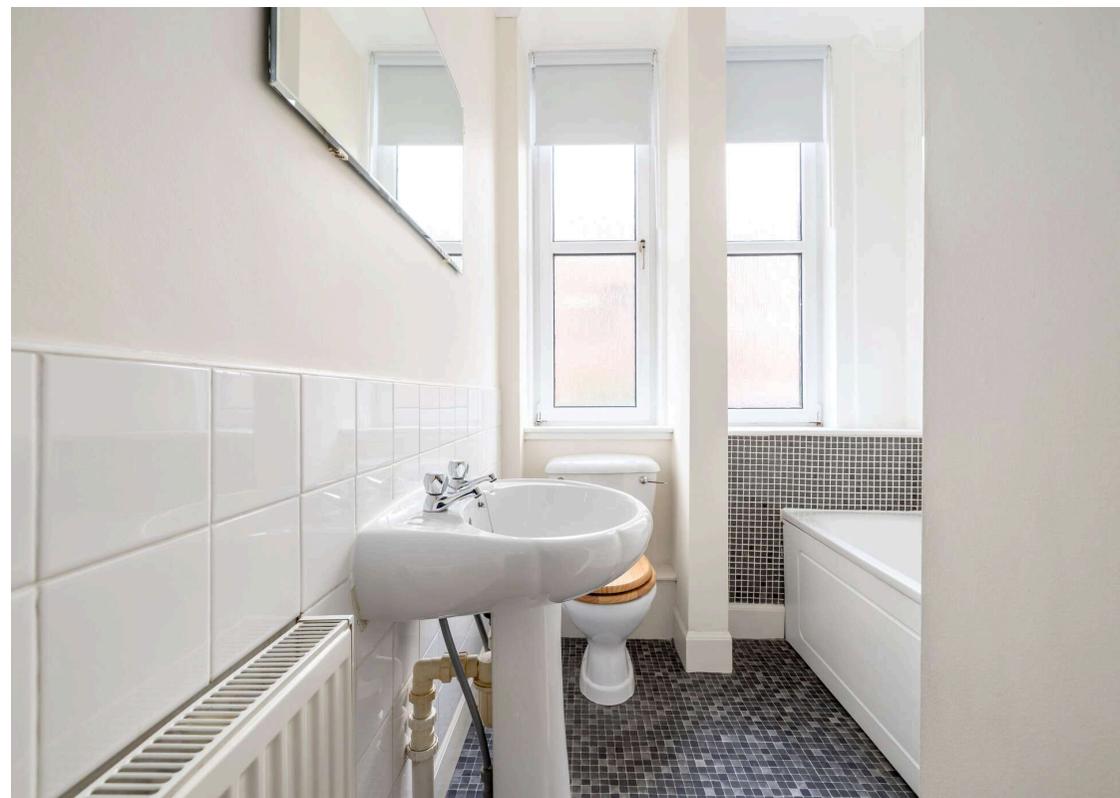
Blair Cadell are delighted to present this ground floor one-bedroom tenement flat located in the highly sought-after Polwarth area. Offering excellent transport links to the city centre and a wide array of local amenities, this property is an ideal choice for a range of buyers.

The accommodation boasts a spacious living/dining area, perfect for entertaining or unwinding with friends and family. The well-equipped kitchen features a variety of floor and wall-mounted units, electric hob and oven, and includes white goods as part of the sale. The generously sized double bedroom comes with built-in wardrobes offering ample storage space, bathroom is fitted with a three-piece suite and electric shower over the bath. The flat benefits from gas central heating and on-street permit parking. Residents can also enjoy access to a shared communal garden. No warranties are provided for systems.

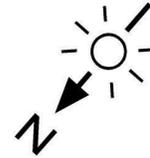
Bryson Road is ideally located, just a 15-minute walk from the bustling shops and cafes of Bruntsfield, 14 minutes from Haymarket Station, and 5 minutes from the Union Canal, which offers scenic walking and cycling routes. Fountain Park, with its various leisure facilities, is also nearby. Polwarth lies southwest of the city centre and is well-served by frequent public transport. The city bypass is a short drive away, providing easy access to South Gyle, the International Airport, and the central belt motorway network. Local shopping options include Sainsbury's Local, Aldi, Lidl, Tesco, Waitrose, and Edinburgh West Retail Park. For leisure, residents have easy access to Harrison Park, the Union Canal, Fountain Park Leisure Complex (with a gym and cinema), and a vibrant selection of popular bars, cafes, and restaurants

**Viewing by appointment on 0131 337 1800**

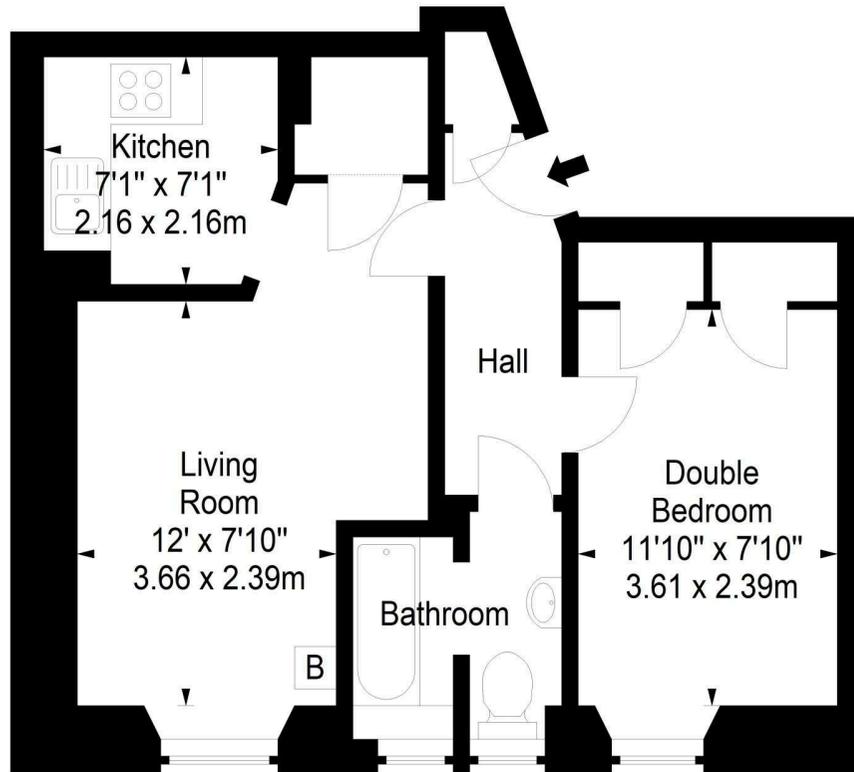




# Bryson Road, Edinburgh, EH11 1DY



Approx. Gross Internal Area  
407 Sq Ft - 37.81 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



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