



*'Beautifully presented ground floor flat within a small modern built development, surrounded by lovely landscaped grounds, with private car park to rear.'*

Hallway with storage cupboard, front facing twin window lounge/dining room, modern fitted kitchen with built in electric oven, hob, hood, washing machine and fridge freezer, double bedroom with built in mirror wardrobes and white 3pc bathroom with electric shower above bath. Laminate flooring. PVC double glazed tilt and turn windows. Electric heating. Secure, entry phone system. Private, resident's car park to rear.

50 Bryson Road lies approximately 2 miles South West of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available nearby. Alternatively, major access roads and Haymarket railway station allow for ease of commuting out with the capital. Within the immediate vicinity there are amenities to meet every day needs including shops, supermarkets, Union Canal Walkway with cycle path leading to Edinburgh Quay, Harrison Park, Fountain Park with Nuffield Health Club and Cineworld cinema whilst the neighbouring districts of Bruntsfield and Morningside provide an eclectic mix of bars, bistros and restaurants.

#### Note

Please note there is an annual factoring charge of approximately £380 that includes general maintenance of the development including gardening and stair cleaning.

#### Extras

The property can be sold fully furnished, as seen, for ease of purchase.

#### Energy Performance Rating

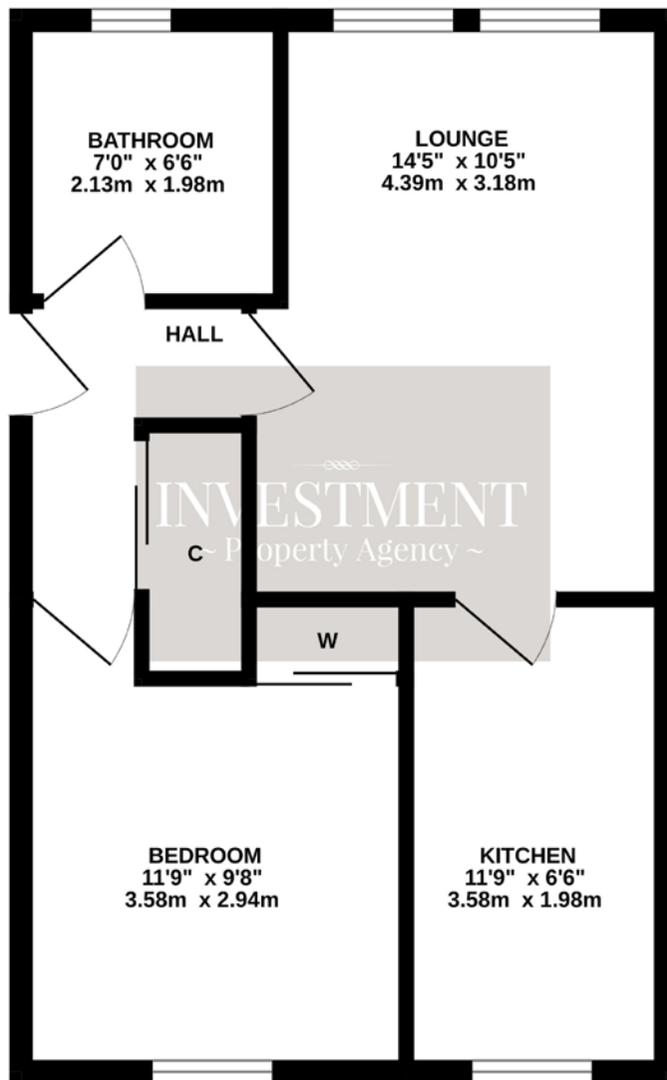
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GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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