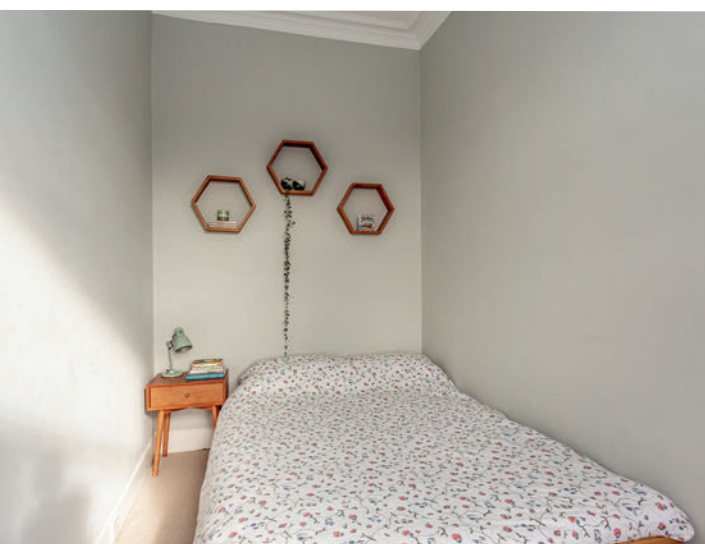




25/3F2 Bryson Road,  
Edinburgh  
EH11 1ED



3rd Floor Flat



### accommodation

- Entrance hall
- Sitting room open plan to fitted kitchen
- Master bedroom with study and two storage cupboards
- Second double bedroom
- Bathroom with white suite and electric shower fitting

### features

- Some sanded floors
- Double glazing
- Gas central heating
- Security entryphone
- Communal garden
- Excelent storage throughout
- Ideal location to the west of the City Centre

### description

Beautifully presented third floor flat in a corner tenement building with views over Tay Street. Ideal starter home or buy to let investment opportunity offered for sale in move in condition. The accommodation comprises entrance hall with large storage cupboard and clothes pulley, sitting room with sanded floor and feature fireplace open plan to fitted kitchen with integrated appliances and cupboard housing the fridge / freezer, master bedroom with two walk in storage cupboards and study area off, second double bedroom (off the sitting room) with window to the front and bathroom with white suite, thermostatic shower fitting over the bath and modern metro style tiling.



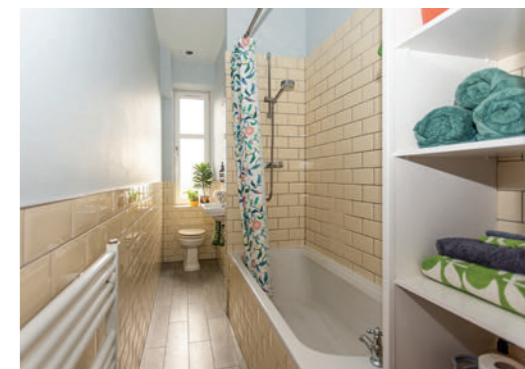
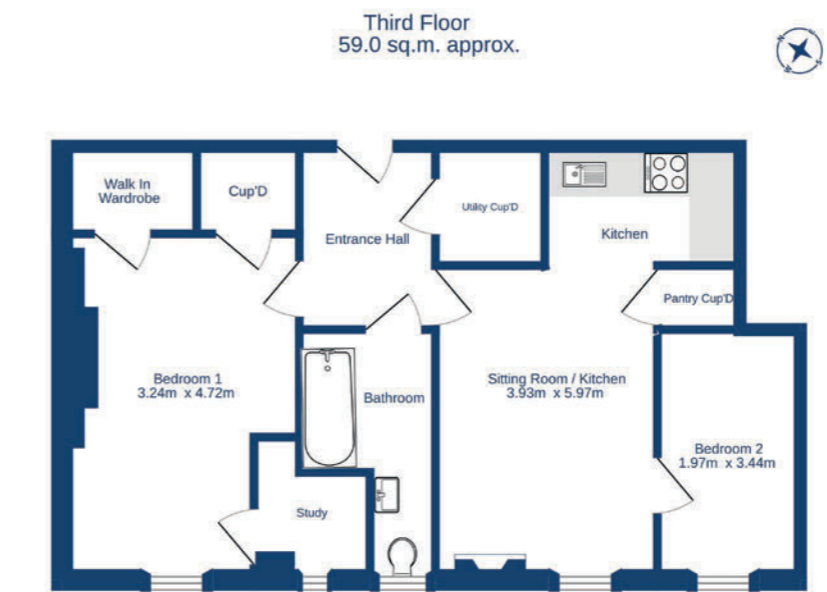
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Home Report  
Value: £240,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, blinds, kitchen appliances including dishwasher, fridge/freezer and washing machine.



TOTAL FLOOR AREA: 59.0 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with drawings 1/2023

**espc** **espc** CHARTERED FIRM

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