

D.J.ALEXANDER



34/2 Bryson Road
Edinburgh | EH11 1DX



Property Overview

- Hall
- Living room
- Kitchen
- Two bedrooms
- Shower room
- Electric central heating
- Double glazing
- Allocated parking to rear

Description

This is a well presented two bedroom ground floor flat situated in the popular area of Polwarth that lies to the west of the city centre. The property comprises: Living room which has large windows allowing in plenty of light and has a feature electric fire. The Kitchen is fitted with contemporary units and an integrated oven and hob. There is ample room for freestanding appliances and a breakfast bar. There are two bedrooms which both have built in wardrobes and could easily accommodate additional freestanding furniture. A shower room comprising shower cubicle, WC and fitted vanity unit sink completes the accommodation on offer.

The property has the benefit of electric heating, double glazing and allocated parking to the rear of the property.



Extras: All fitted flooring, window coverings and integrated appliances are included in the sale. Furniture may be available by separate negotiation. No warranties, guarantees or inventory will be provided.



Location

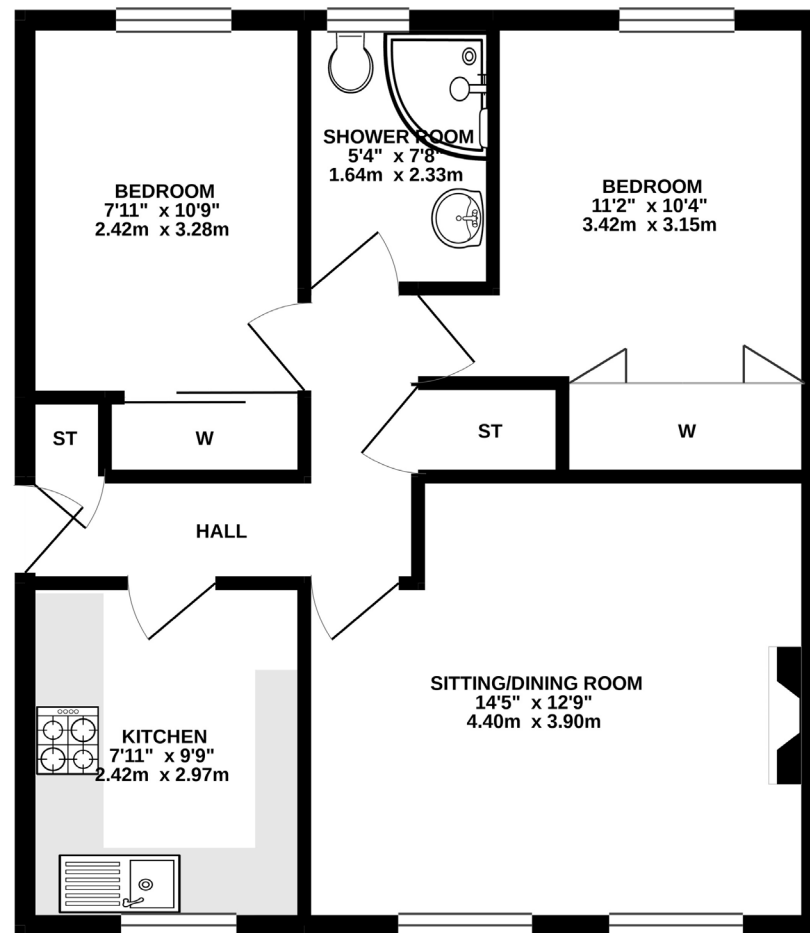
Located approximately 1½ miles south west of Edinburgh City Centre, Dundee Terrace is situated in the popular area of Polwarth with excellent local amenities, easy access to the West End, neighbouring Bruntsfield, Merchiston, Slateford and Dalry. Polwarth is ideally placed for both Edinburgh and Napier Universities. Frequent bus services connect to the city centre and the west of Edinburgh. The tram network is also available from Haymarket for direct connection to South Gyle and Edinburgh Airport. Recreational facilities nearby include Harrison Park, the Union Canal, a diverse mixture of bars/restaurants, and Fountain Park with its Multiplex/IMAX Cinema, Gym & Casino. There is also a Sainsbury's Local next to the soon-to-open new Boroughmuir High School.





GROUND FLOOR

574 sq.ft. (53.3 sq.m.) approx.



Viewings

By appointment with DJ Alexander, 1 Wemyss Place, EH3 6DH

Telephone: 0131 652 7313

Email: propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites

www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com



Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.

TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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