



# 23/7 West Bryson Road

Shandon, EH11 1BN



2 bed



2 bath



1 public



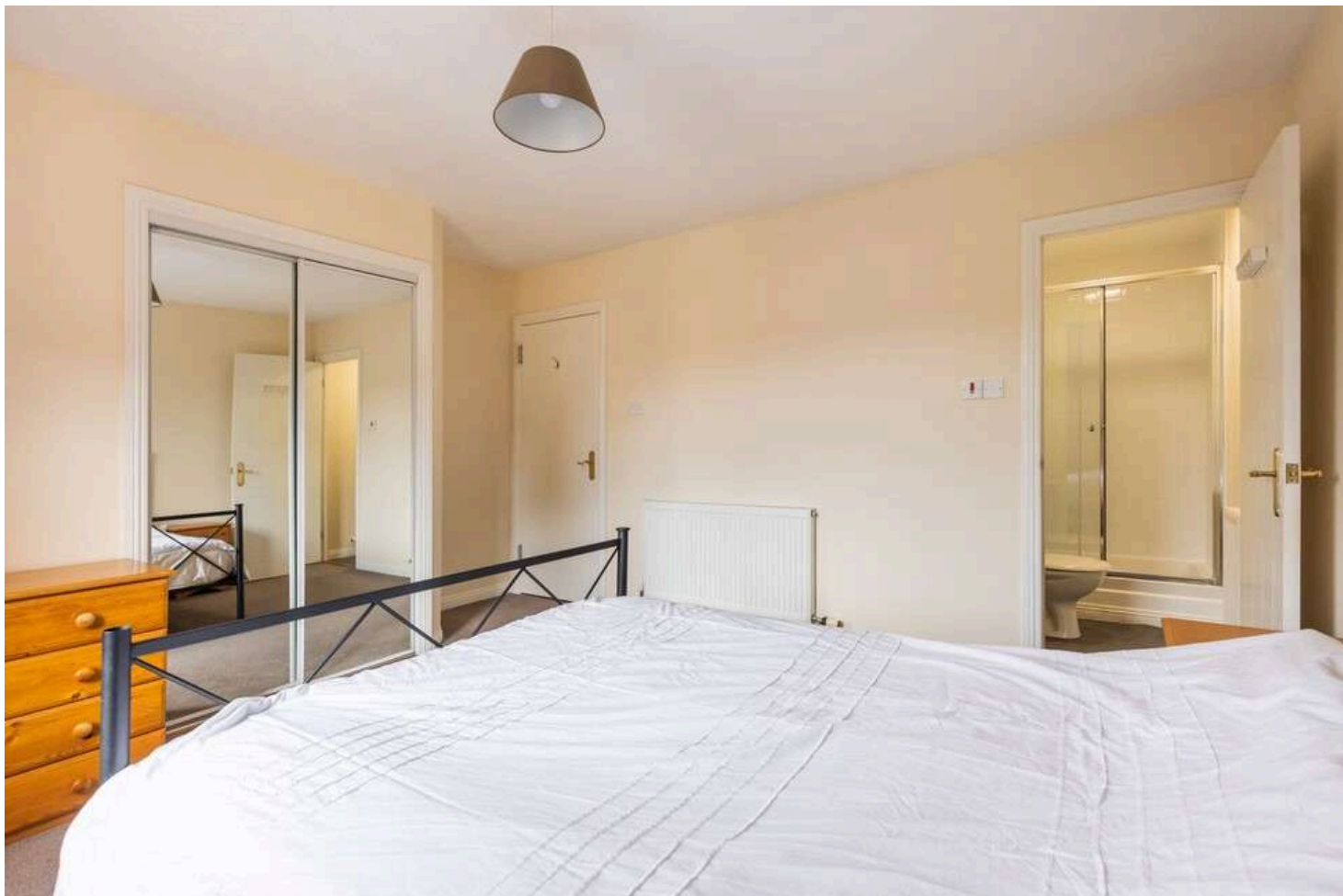
## Key Features

- Modern 2 bed flat in excellent location
- Large living room
- Fitted Kitchen
- Main bedroom with ensuite
- Additional double bedroom
- Box room
- Gas central heating
- Double glazing
- Secure entry system
- Communal gardens
- Allocated parking space
- 77sq metres of internal accommodation

EPC: C

Council Tax: Band: E





## Location

West Bryson Street is situated close to the city centre, making it an ideal location for those who want to live near the city's amenities and attractions.

Nearby Fountainbridge has undergone significant development in recent years, with a variety of shops, restaurants, and cafes located in the area, as well as entertainment options such as the Fountain Park entertainment complex.

Overall, living in West Bryson Street provides a good balance between a quiet residential area and easy access to amenities and transportation. The large Harrison park and Union Canal is a particular draw for those who enjoy spending time outdoors.



Viewing  
Tel: 0131 253 2494



5 South Charlotte Street, Edinburgh, EH2 4AN T: 0131 564 1159 E: info@rd-legalservices.co.uk

espc ZOOPLA PrimeLocation.com



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