



21, 1F3

WATSON CRESCENT
POLWARTH, EDINBURGH, EH11 1EZ

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Forming part of a traditional tenement building in Polwarth which backs onto the Union Canal, this first-floor flat enjoys a double bedroom, an open-plan living area, a bathroom, and a blank canvas for future styling and cosmetic upgrades. The flat also benefits from access to a shared garden, and excellent amenities can be found nearby, including shops, restaurants, bars, transport links, and leafy Harrison Park, whilst the heart of the capital is under two miles away.

A secure shared stairwell leads to the first floor and the flat's front door opens into an airy, high-ceilinged hall with useful built-in storage. Leading off the hall to the left is an open-plan kitchen, living and dining room, offering a perfect convivial space for both everyday life and entertaining alike. Ample floorspace is provided for lounge and dining furniture, and the kitchen is neatly fitted into a large alcove, with wall and base cabinets accompanied by workspace and splashback tiling. Freestanding appliances comprising a tall fridge/freezer, a cooker, and a washing machine will be included in the sale. The living area is supplemented by an Edinburgh Press.

offers handy hidden storage space. A bathroom and a conveniently separate WC complete the accommodation on offer. The bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, and a mirrored, wall-mounted vanity cabinet, whilst the WC houses a two-piece suite. The home is heated by an electric heating system and benefits from double-glazed windows.

Externally, the flat enjoys access to a low-maintenance shared rear garden/drying area, whilst controlled parking on Watson Crescent falls under Zone S4.

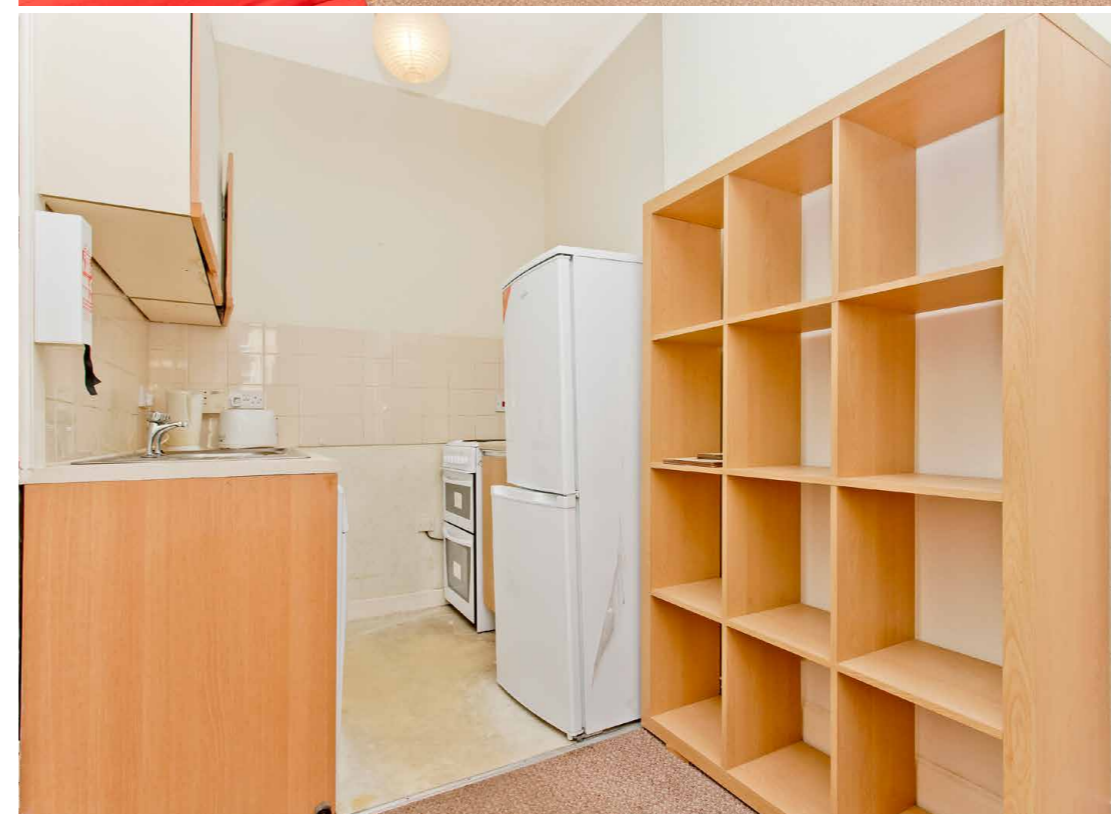
Extras: The property shall be sold as seen with all appliances and furniture included.

EPC Rating: C.

Across the hall, the flat's double bedroom enjoys a wonderfully light and airy ambience and also offers fantastic flexibility for various arrangements of bedroom furniture. A built-in wardrobe

FEATURES

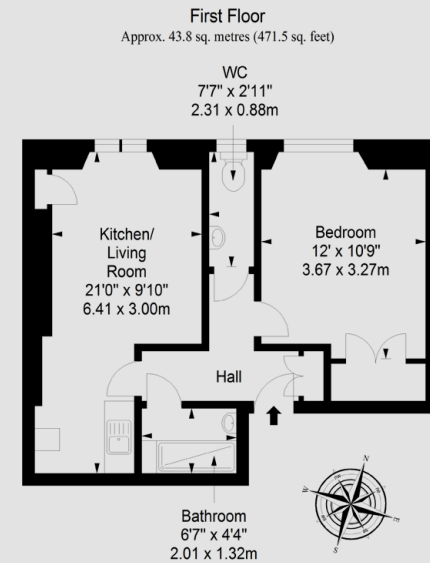
- Traditional first-floor flat
- Neighbouring the Union Canal
- Secure shared entrance
- Airy hall with storage
- Generous kitchen/living/dining room
- Spacious double bedroom
- Bathroom and separate WC
- Shared rear garden/drying area
- Controlled on-street parking (Zone S4)
- EH and DG





Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.



Total area: approx. 43.8 sq. metres (471.5 sq. feet)

Polwarth, Edinburgh

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent

boutiques and eateries. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses – including night buses – to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/ M9 motorway network.

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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