

COULTERS[©]

WELCOME TO:

WATSON CRESCENT

43/2 Watson Crescent, Merchiston, Edinburgh, EH11 1ER



WATSON CRESCENT AT A GLANCE:



Popular residential
Merchiston location



Two-bedroom
traditional flat



Light filled open plan
kitchen/living room



Union Canal
nearby



Walking distance of
Harrison Park



Allocated residents
parking

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A well- presented two-bedroom, main door apartment in the popular residential area of Merchiston. Forming the ground floor of a traditional terraced building, it is bright and spacious with an attractive neutral décor and offers comfortable accommodation close to the open green spaces of Harrison and Merchiston Park. The property is in walking distance of Fountain Park Leisure complex, as well as excellent local amenities. It will make an ideal home for a couple, professional or as an investment opportunity given its proximity to Edinburgh Napier University.

- Spacious and well-presented open plan kitchen/living room with four front facing windows allowing for natural light to stream in. Features appealing neutral décor throughout.
- Modern fitted kitchen with ample wall and floor units, white splashback tiling, workspace, and integrated appliances including oven and hob.
- Comfortable principal double bedroom with neutral décor and carpeting. Features en-suite shower room with WC and washbasin.
- A second carpeted double bedroom with built-in cupboard
- Walk in shower room with WC and washbasin
- Secure entry system
- Gas central heating throughout
- On-street permit parking and allocated residents parking



LOCATION, LOCATION, LOCATION:

A sought-after residential area of Edinburgh, Merchiston lies south-west of the city centre and enjoys a variety of superb retail and leisure amenities as well as access to picturesque parks.

The property is near to both vibrant Bruntsfield and Morningside which offer independent boutiques, bars, and cafés as well as a Waitrose and Marks and Spencer Food Hall and of course The Meadows and Bruntsfield Links. The Fountain Park leisure complex, with a multi-screen cinema, bowling alley, Nuffield Health Fitness Centre and dining options is a short walk away.

Merchiston Park, Harrison Park and the Union Canal provide terrific

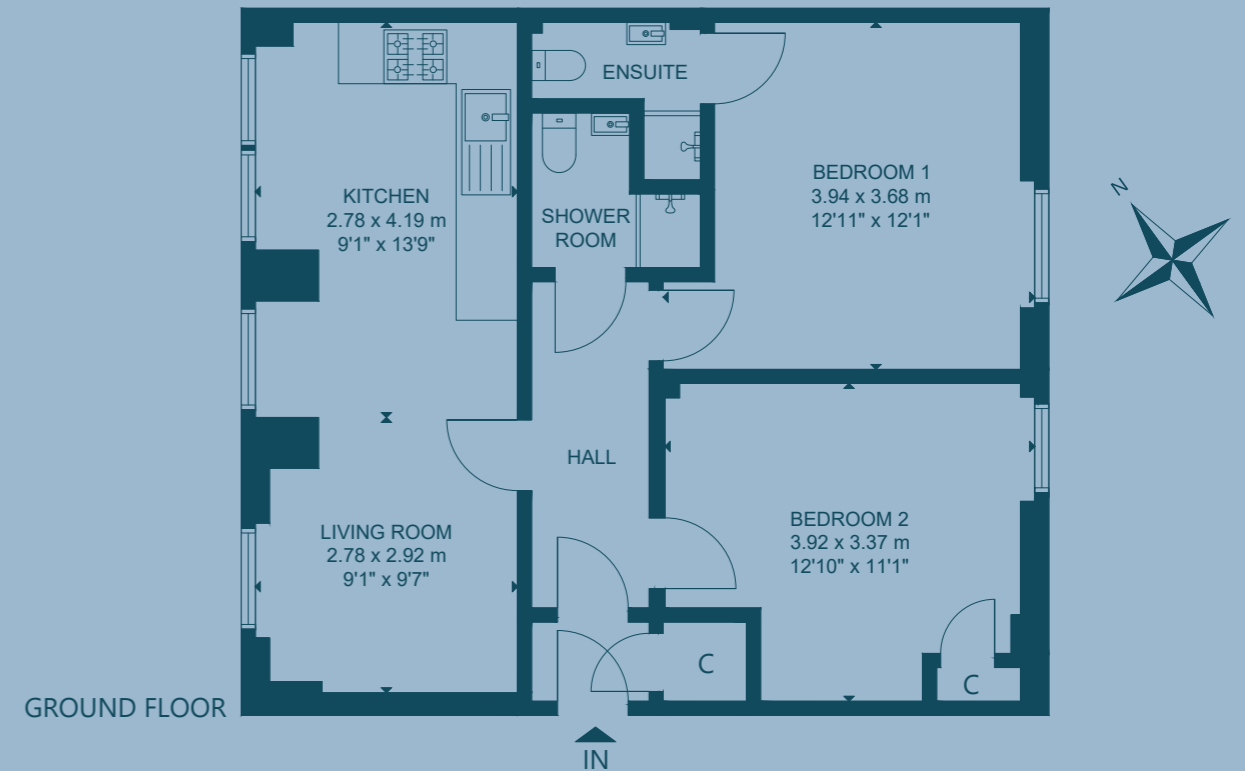
leisure opportunities as does the Royal Commonwealth Pool which is just over ten minutes' drive.

It is close to highly regarded schooling including Bruntsfield Primary School, George Watsons College and the recently listed Times' top school in Edinburgh; Boroughmuir High School. It is also within walking distance of the Edinburgh Napier University Merchiston Campus.

Regular bus services take you into the city centre and surrounding areas. The City Bypass is also easily accessible, linking up to all parts of the city and main Scottish motorway network.



FLOOR PLAN:



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Approx. Gross Internal Area

633 Sq Ft - 59 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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