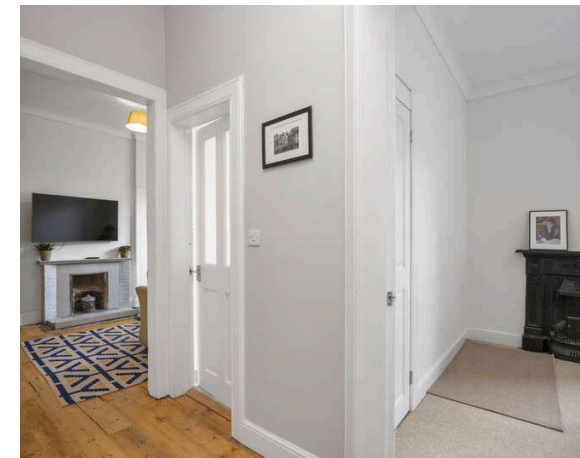
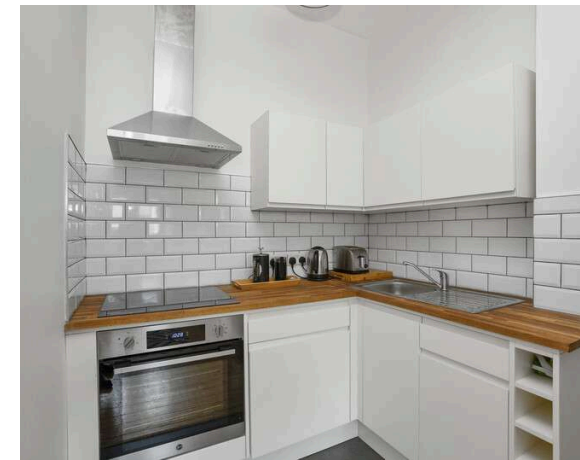




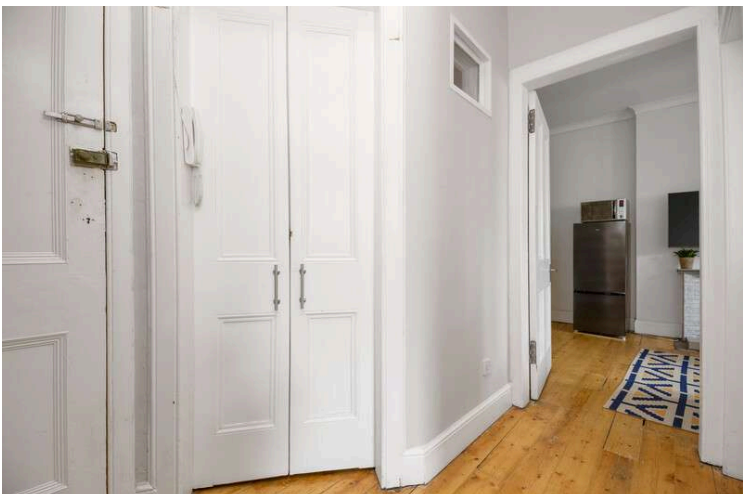
26 (3f2) Watson Crescent, Edinburgh EH11 1HF

www.mcdougallmcqueen.co.uk



Fabulous opportunity for the first time buyer or investor, this bright and spacious top floor one bedroom flat with an additional boxroom/home office. The property forms part of a traditional tenement building with secure entry system and shared garden to the rear. Ideally located in the popular Polwarth area of Edinburgh close to a variety of local amenities whilst being within proximity to the City Centre and neighbouring Morningside and Bruntsfield. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious open plan living/dining and kitchen.
- Kitchen equipped with wall and base units, to include the free standing white goods. Large storage cupboard.
- Boxroom/home office.
- Front facing double bedroom with ample space for free standing furniture.
- Modern bathroom comprising WC, wash hand basin, bath with shower and ladder radiator.
- Gas central heating.
- Double glazing.
- Communal garden to the rear.
- Residents permit and metered parking available.



Location

The highly desirable residential district of Polwarth 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. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. 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 a regular bus service 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.

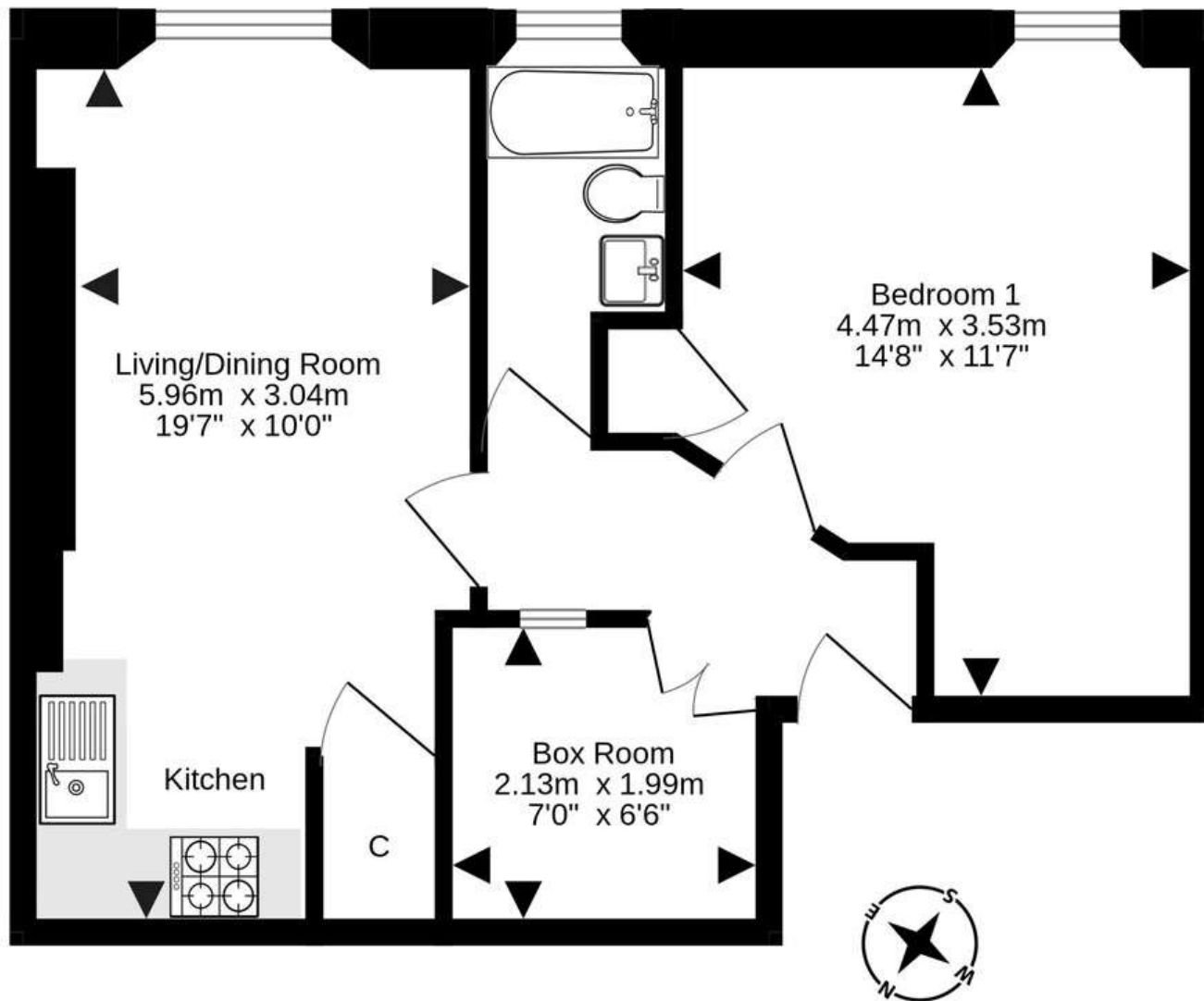
Extras

Included in the sale are the free standing white goods in the kitchen and washing machine in utility cupboard, fitted blinds and fixtures & fittings.

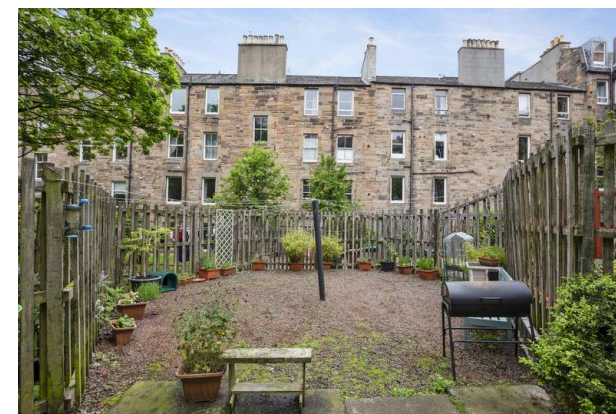
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

