

**36/9 Watson Crescent  
Edinburgh EH11 1EU**

**Offers Over £150,000**

- Large living room with decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, electric cooker and white goods
- Double bedroom with built in storage area and decorative fireplace
- Shower room with two-piece suite and electric walk in shower
- Double glazing throughout
- Residents on-street parking





## Second Floor Flat

Blair Cadell bring to market this fantastic second floor flat ideally placed with swift access to the city centre. In great condition throughout the property would be perfect for a first time buyer or buy to let investor.

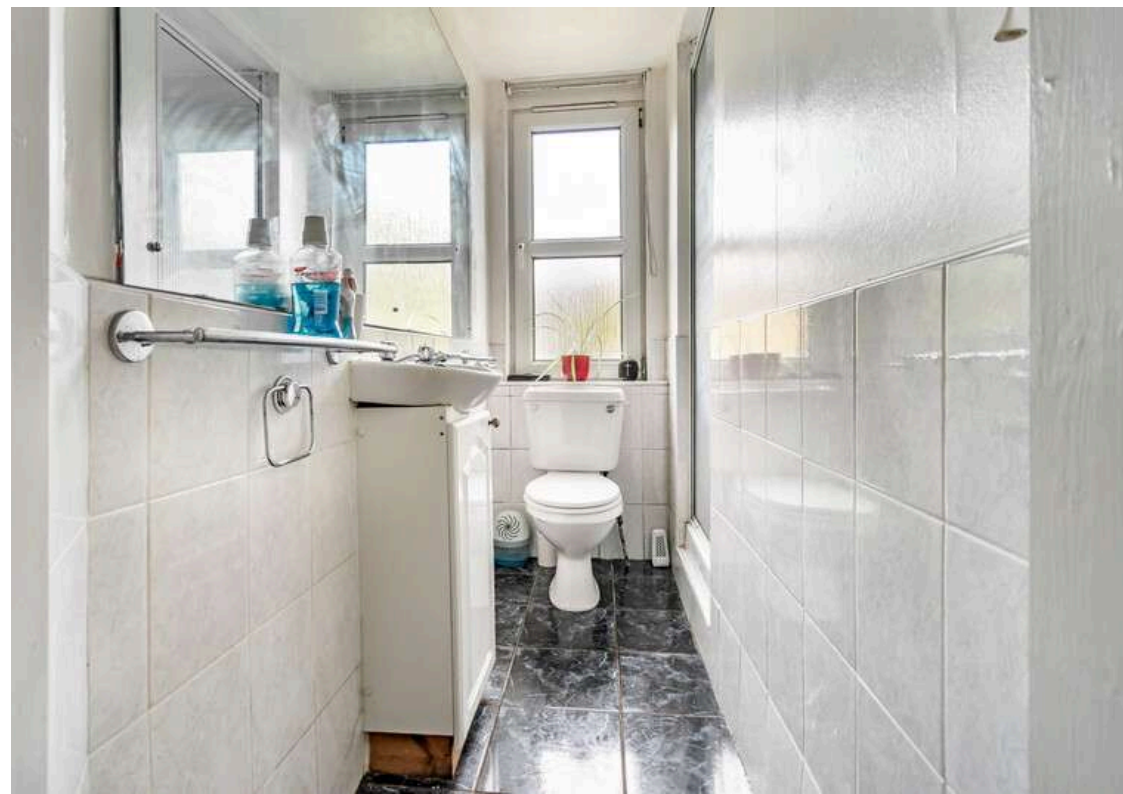
The property comprises a bright hallway with useful storage cupboard, a well proportioned living/kitchen/diner, the kitchen area has a number of floor and wall mounted storage units, electric cooker, white goods which are all included in the sale and a useful seating area for hosting. A generous double bedroom with built in storage and a decorative fireplace and a well finished shower room with an electric walk in shower and two-piece suite. Communal garden and residents on-street parking. \*No warranties given for systems or appliances\*

Watson Crescent is a 13 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 min to Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west of the city centre which can be easily accessed via a frequent public transport service that runs close by. The bypass is a short drive away and leads to the South Gyle, International Airport and the central belt motorway network. Locally there are a large variety of shopping facilities including a Sainsbury's Local, Aldi, Lidl, Tesco and Waitrose and the Edinburgh West Retail Park. Recreational facilities include Harrison Park, the Union Canal, Fountain Park Leisure Complex and a wide variety of popular bars, cafes and restaurants.

**Viewing by appointment on 0131 337 1800**

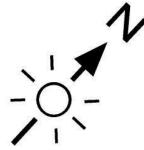




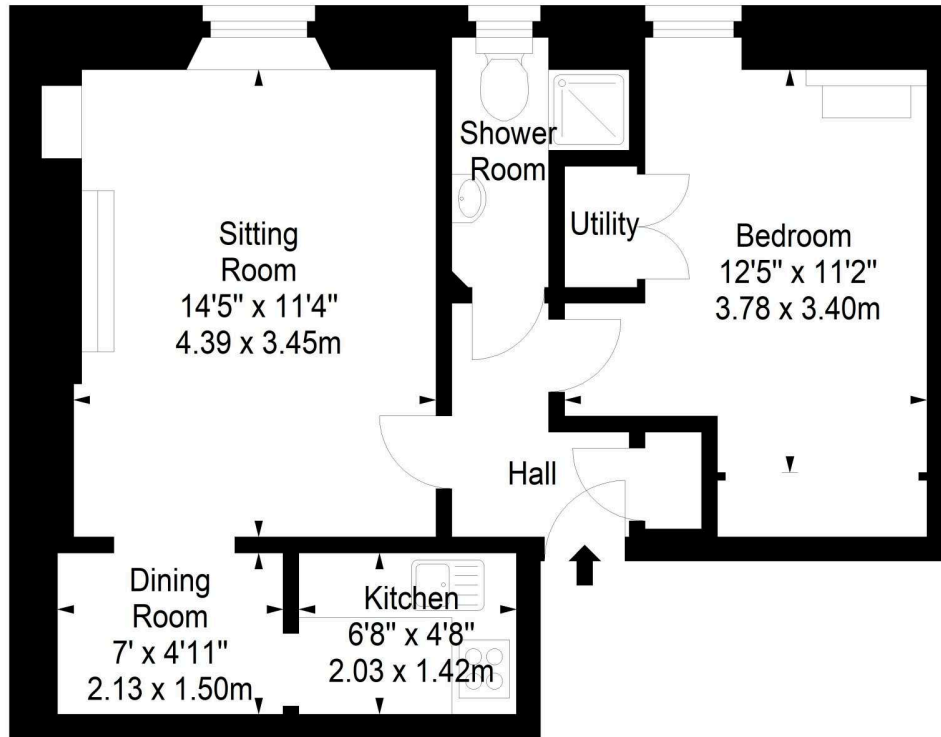




**Watson Crescent,  
Edinburgh,  
Midlothian, EH11 1EU**



Approx. Gross Internal Area  
477 Sq Ft - 44.31 Sq M  
For identification only. Not to scale.  
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Second Floor



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