



## 40/7 Watson Crescent, Edinburgh, EH11 1ET

### Description

Well presented first floor flat forming part of a traditional Victorian stone tenement within the popular area of Polwarth. The property is offered in good condition throughout with a modern kitchen and bathroom, gas central heating and double glazing. The property has many charming original period features and has lots of character. It would make an ideal city centre apartment, particularly given the proximity of the excellent amenities in nearby Bruntsfield and Morningside.

The accommodation comprises:

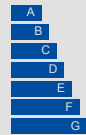
- Entrance hall with storage cupboard
- Generous kitchen / living / dining room which has been open planned and has two windows with a south easterly aspect; the kitchen area is fitted with a range of white farmhouse style units with solid wood worktops with inset stainless steel sink and appliances including gas hob with extractor hood, electric fan oven, washing machine and fridge freezer
- Spacious double bedroom with cornicing and window to the front
- The bathroom is traditionally styled with a pedestal wash basin, WC, mirrored medicine cabinet, and mains pressure shower over the bath with wall board in the shower area



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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### Outside and Gardens

There is an extensive landscaped shared garden to the rear of the property. There is residents' permit parking and metered parking available on street.

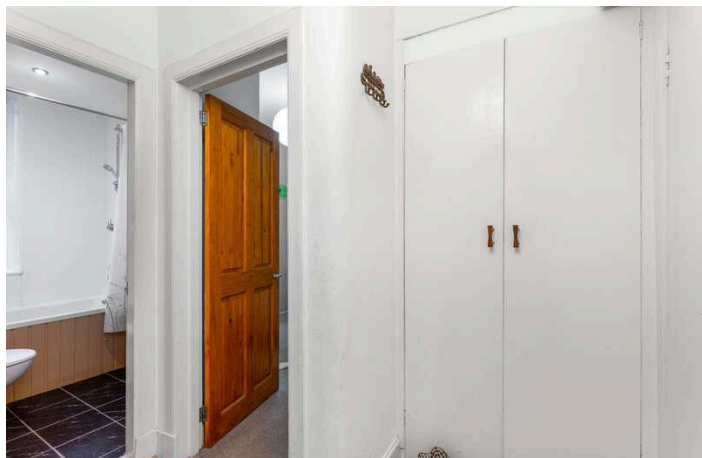
### Location

Polwarth is situated approximately two miles south-west of Edinburgh City Centre. There is a variety of local shops nearby on Polwarth Gardens itself. Further shopping facilities and amenities can be found in nearby Bruntsfield and Morningside. Frequent local bus services run along Polwarth Gardens and Dundee Street to the City Centre. Nearby Fountain Park leisure complex has bars, restaurants, ten pin bowling, cinema and health club facilities. It is well placed for Herriot Watt, Napier and Edinburgh Universities.

### Extras

The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

Council Tax - Band B

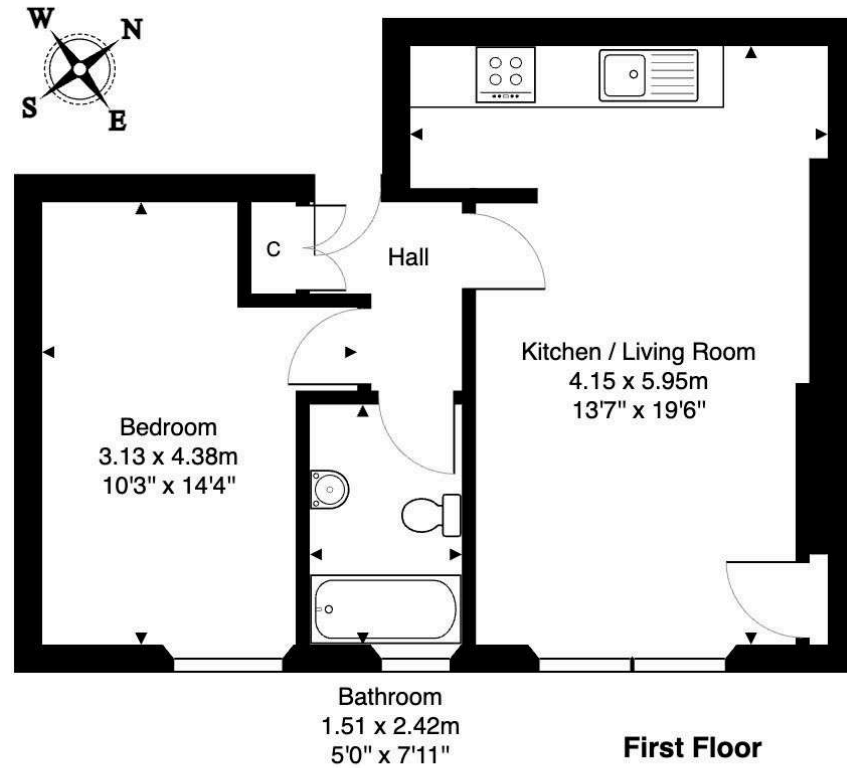




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Total Area: 40.8 m<sup>2</sup> ... 439 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**DMD** SOLICITORS &  
ESTATE AGENTS

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