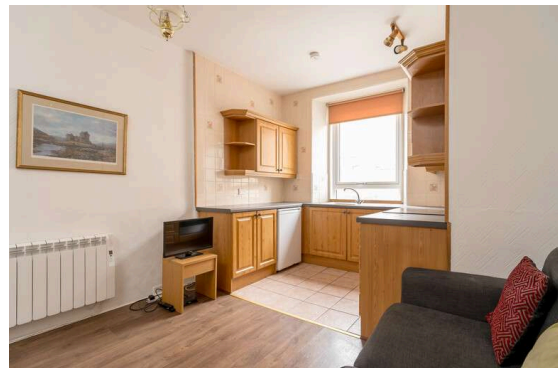


**37/6 Watson Crescent
EDINBURGH EH11 1EX**

Offers Over £170,000

- Kitchen/living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in sale
- Double bedroom with built in wardrobes
- Bathroom fitted with three-piece suite
- Electric heating and double glazing
- Communal garden
- Residents permit parking



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 hob and oven, 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 well finished bathroom fitted with a three-piece suite. Electric heating and double glazing throughout. There is a communal garden to the rear and residents on-street permit parking. *No warranties given for systems or appliances*

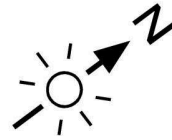
Watson Crescent is a 13 minute walk to Bruntsfield shops & cafes, 14 minutes to Haymarket Station and 5 min to Fountain Park with numerous bus routes connecting it to the entire city. Polwarth is located to the south west of the city centre which can be easily accessed via a frequent public transport 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

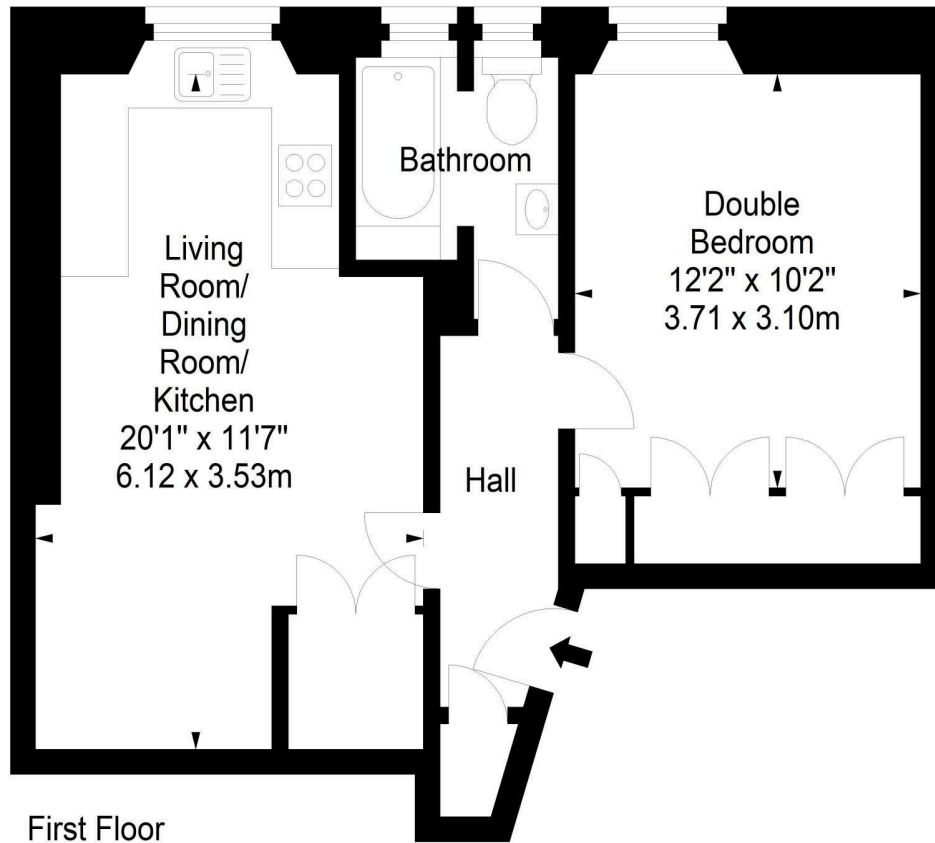




Watson Crescent, Edinburgh, EH11 1EX



Approx. Gross Internal Area
464 Sq Ft - 43.11 Sq M
For identification only. Not to scale.
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