



Solicitors & Estate Agents










Offers Over

**£170,000**

## 35/5 Watson Crescent

Polwarth | Edinburgh | EH11 1EX

A tremendous opportunity has arisen to acquire this stylish one bedroom first floor flat situated within a quiet pocket of the sought-after district of Polwarth. A stone-throw from Harrison Park and within easy reach of the City Centre, excellent local amenities and transport links, the accommodation would ideally suit professionals, investors or first-time buyers.

-  1 bed
-  1 public
-  1 bathroom
-  Communal gardens
-  Permit/metered parking
-  EPC Band - D
-  Council Tax Band - C



## Description

Internally, the property is in an immaculate condition throughout while briefly comprising of; welcoming entrance hallway with a handy storage cupboard and an overhead pulley drying rack, bright and airy lounge/kitchen/ diner with a lovely leafy outlook, modern fully-fitted kitchen with a range of integrated and freestanding white goods, tiling in splash areas and a sizeable utility cupboard, large cupboard currently set up as a home office/study, generously-proportioned double bedroom with fitted storage provisions and under-window shelving, fully-tiled shower room with a rainfall shower, and a partially-tiled two-piece W/C with more storage.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, freestanding fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property, backing on to the Union canal, there is a sizeable communal rear garden for residents to enjoy. For the car owner, there is more than adequate on-street permit parking for residents and paid parking for visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.







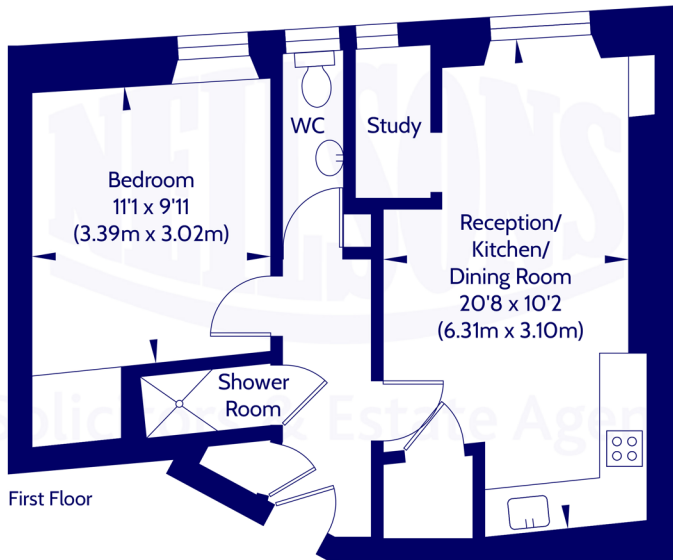
## Location

The property is located within the sought-after area of Polwarth, located approx. 1.5 miles south-west of the City Centre. Excellent amenities can be found a short walk away from the property in Bruntsfield, with Morningside and Gorgie also within close proximity. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay and for more green space, Bruntsfield Links are a ten-minute walk away. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/ restaurants. Edinburgh Napier University is close by, as well as an excellent bus service providing access to the City Centre and many parts of Edinburgh. Excellent schooling can be found within the vicinity at all levels.





Approx. Gross Internal Floor Area 43.11 Sq M / 464 Sq Ft.



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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