



RALPH SAYER
SOLICITORS & ESTATE AGENTS

42/5 Watson Crescent

Edinburgh EH11 1ET

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Ralph Sayer are delighted to market this first floor one bedroom flat, situated in a prime location close to Fountain Park and the city centre. Boasting functionality, this property offers good living spaces and great commuting links to the city centre and all other destinations within and around the city.

Entering into a spacious hallway with storage, you have access to a shower room, the spacious bedroom, bathroom and the lounge with kitchen access. The lounge which is carpeted is a good size and has a large double window, the combi boiler is housed within a recess cupboard with storage overhead. This room also gives access to the kitchen, where there are base and wall units with laminate worktops formed in an L shape layout and also incorporates an electric oven, gas hob, washing machine and fridge/freezer which sits within a recess area. The large double bedroom benefits from a large storage cupboard, high level storage, and a tall bay window providing natural light. The large shower room incorporates a fully tiled single shower and sink, and extractor fan. The bathroom has a bath, sink and WC with tall window providing natural light.

Note: No warranties shall be given on any kitchen appliance within the property. Viewing by appointment only. Call Neil 7 days on 0131 547 7075 to arrange.

Property Summary

- Traditional first floor flat
- Living room
- Fitted kitchen
- Double bedroom with walk-in closet
- Three-piece bathroom
- Two-piece shower room
- Gas central heating & double glazing
- Outside is a common drying green to the rear of the property
- Residents permit parking is available on street
- EPC Rating - C | Council Tax Band - B

Home Report Value - £165,000





Traditional one bedroom flat, ideally situated for easy access into the city centre



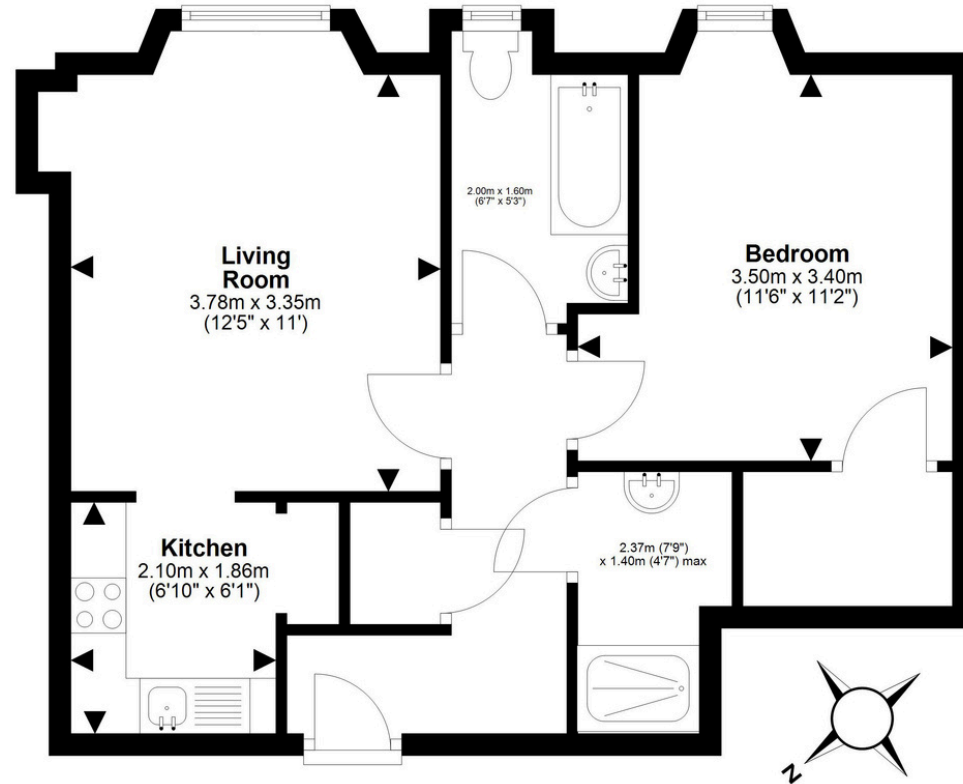
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dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

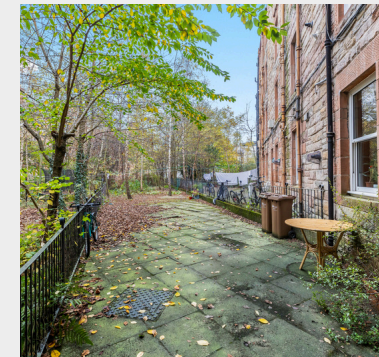


For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

Location



Located a short walk to Fountain Park, this property offers a host of amenities and attractions right on your doorstep. With the cinema, restaurants, shops, sporting and entertainment venues, everything you need is within easy reach. Additionally, the great commuting links make for straight forward travel to and from the property



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.