



9/4 WATSON CRESCENT

Polwarth, Edinburgh, EH11 1HB





9/4 WATSON CRESCENT

This one-bedroom ground-floor flat is a charming city residence that enjoys bright and airy rooms, enhanced by crisp neutral decoration – the ideal aesthetic for new buyers. The south-facing home further benefits from an open-plan reception room which incorporates a stylish modern kitchen and space for a breakfasting area for quick meals. The flat also has a large bedroom, as well as a two-piece bathroom and a separate two-piece WC. Conveniently, the property sits within a controlled parking zone ensuring residents with a permit have space to park – an essential feature.

Part of a traditional tenement building, the flat has a prime location in sought-after Polwarth. It is set directly beside the Union Canal and National Cycle Route 75, and is just a short walk from Fountain Park, which is home to a cinema, bars and restaurants, and other leisure facilities. Transport links are close by and the fashionable West End of Edinburgh city centre can be easily reached on foot. Unsurprisingly, the area is popular with a wide variety of buyers, including first-time purchasers, professionals, downsizers, and couples alike.





**D**EPC
RATING**B**COUNCIL
TAX BAND**VIEWING**By appointment only
with Gilson Gray on
0131 516 5366

Features

- A charming ground-floor flat
- Part of a traditional tenement building
- Neutral interior décor throughout
- Welcoming entrance hall with storage
- Open-plan kitchen and living room with a bright south-facing aspect and a fashionable kitchen design
- Double bedroom with open wardrobe storage
- Two-piece bathroom with overhead shower
- Separate two-piece WC
- Low-maintenance communal garden
- Controlled permit parking (Zone S4)





Extras: an integrated oven and ceramic hob, an undercounter fridge, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

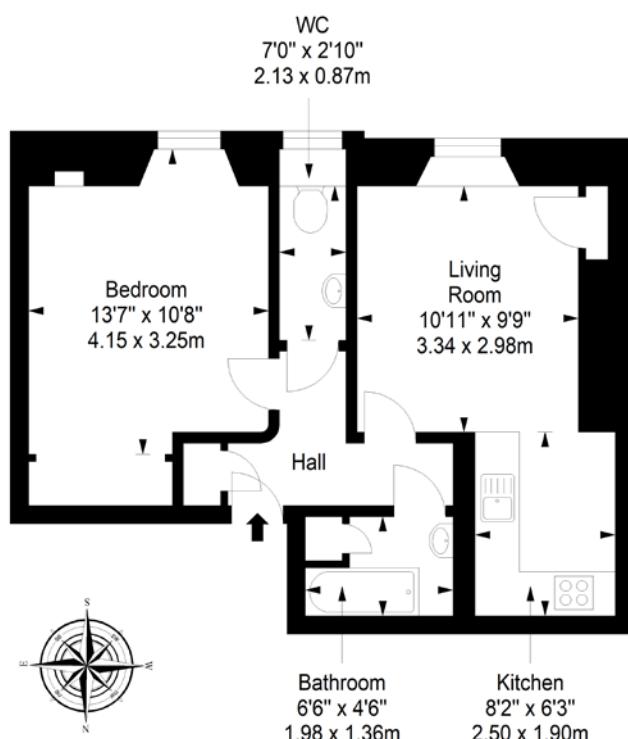


POLWARTH, EDINBURGH

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses – including night buses – to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.

Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 41.2 sq. metres (443.5 sq. feet)

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