





Welcome

Welcome to Watson Crescent, this bright and spacious one bedroom top floor flat forms part of a traditional tenement building with a secure entry system, communal gardens to the rear, permit and metered parking is available. The property offers an ideally proportioned home for first time buyers, professionals, couples, downsizers, and rental investors alike. The flat has some characterful features and is neutrally decorated, giving the new owner a blank canvas to put their own stamp on. As well as being next to the Union Canal, the flat lies within easy reach of excellent local amenities in Polwarth and nearby Bruntsfield where you will find lots of cafes, restaurants, speciality shops and the wide open space of the iconic Meadows. An early viewing is recommended.

- Entrance hallway.
- Living/dining.
- Small kitchen area off.
- Good sized double bedroom.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Single glazing with secondary glazing.
- Communal gardens.
- Permit and metered parking





Polwarth

Polwarth is a much respected residential area approximately two miles south-west of Edinburgh's bustling City Centre. It is well served by a selection of local shops, including Margiotta's Food and Wine store and a Scotmid Co-op. For larger shopping trips, there's a choice of supermarkets- Sainsbury at Westfield Road, Aldi on Gorgie Road and Asda at Chesser. Leisure facilities are excellent, with Fountain Park showcasing a Cineworld cinema, Nuffield gym, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a range of pubs and eateries. The property is located close to the green open space of Harrison Park and the Union Canal walk/cycleways, with Bruntsfield Links only a little further afield. Polwarth is ideal for those connected with Napier and Edinburgh Universities. Regular bus routes run along the nearby main road into the city, where you'll find a superb choice of high street names and designer shops plus fashionable bars and restaurants. It's easy to reach Haymarket and the west end of the city, where you can access train and tram services into town or out to the Airport.

Extras

The white goods, curtains, blinds and fitted floor coverings are included.



Get in touch

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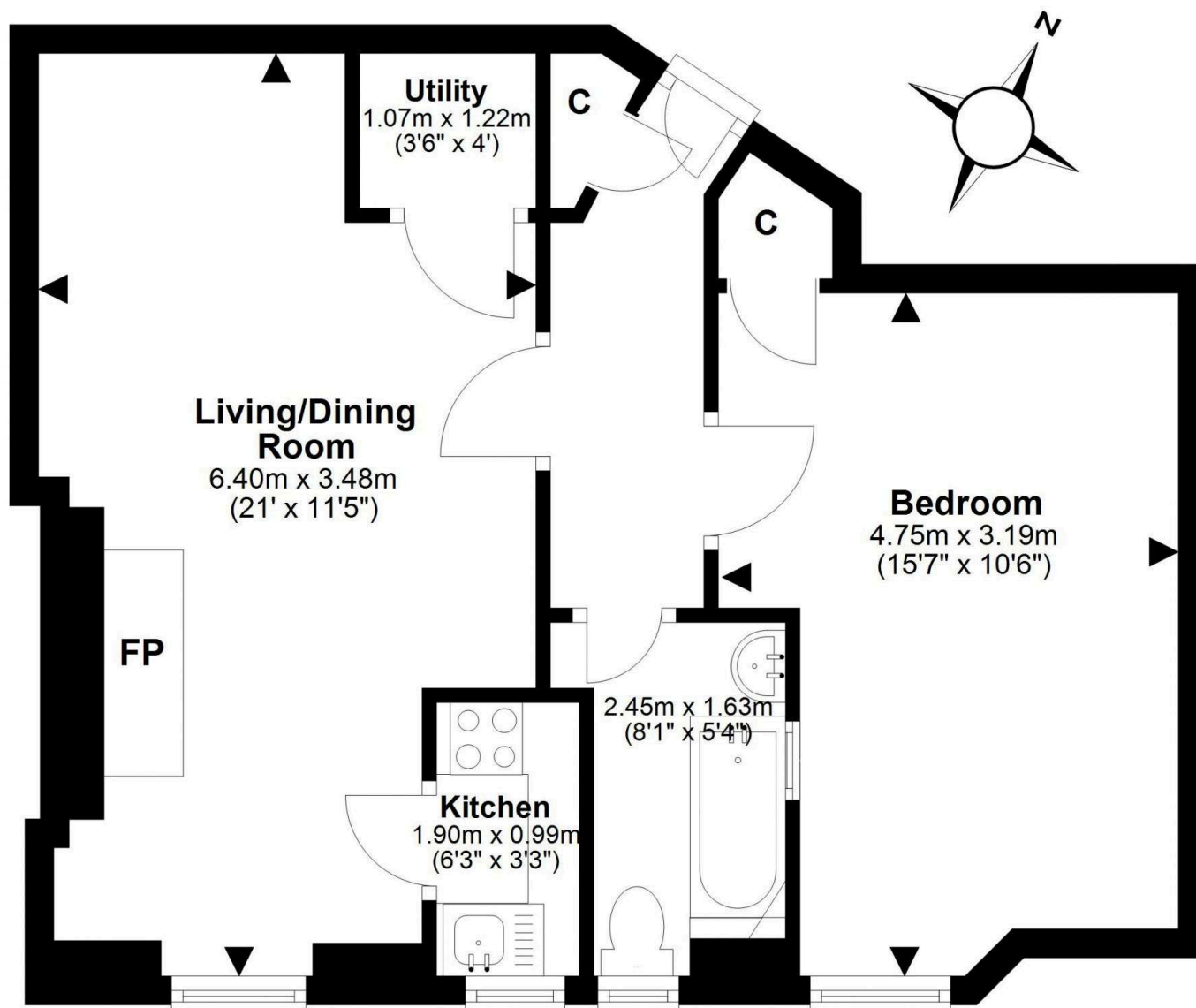
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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