

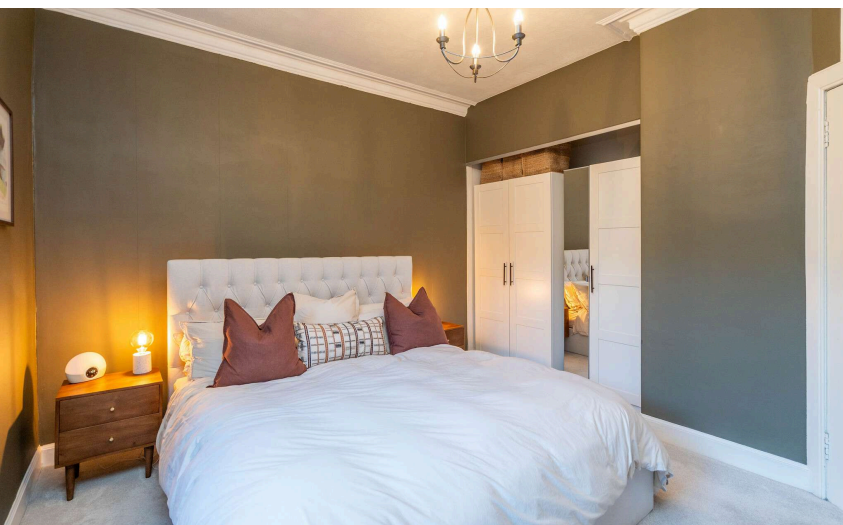
COULTERS<sup>©</sup>

# 30/4 WATSON CRESCENT

POLWARTH, EDINBURGH, EH11 1HF

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

30/4 Watson Crescent is a beautifully presented ground-floor flat, forming part of a traditional Victorian tenement and offering an excellent opportunity for a first-time buyer or couple. The property combines stylish modern living with elegant period charm and is ideally located just a short walk from the open green spaces of Harrison Park and Merchiston Park.

The welcoming semi-open-plan lounge and kitchen is decorated in tasteful neutral tones and features charming character details, useful shelving and ample space for a small dining area. The kitchen is well equipped with floor and wall-mounted units, a four-ring gas hob with extractor hood and light, oven, and fridge/freezer.

A neat and practical storage area incorporates a washing machine and shelving, providing a convenient dedicated laundry space.

The spacious double bedroom is set to the rear of the building, enjoying a peaceful leafy outlook. It offers generous wardrobe and storage space and benefits from recently upgraded carpeting, creating a calm and comfortable retreat.

## KEY FEATURES



Stylish semi-open plan living.



Peaceful rear-facing double bedroom.



Versatile home office / box room.



Situated a short distance to the City Centre & Harrison Park.



Gas Central Heating & Double Glazing.



Residents Parking & Communal Rear Garden.

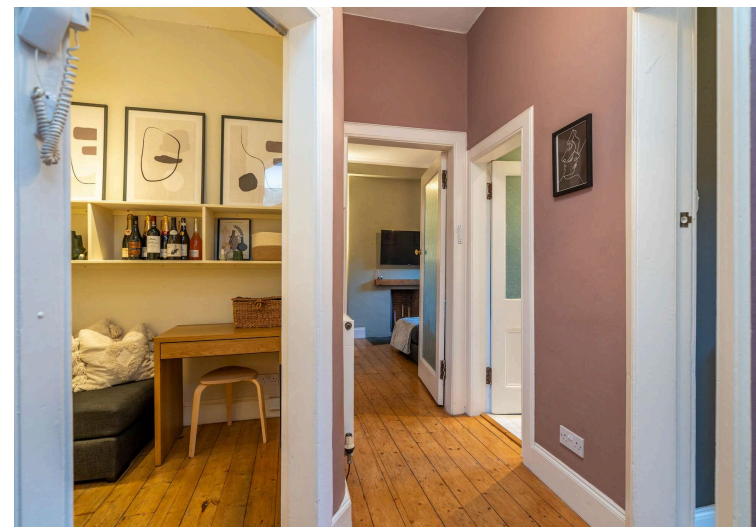


EPC Rating - C



Council Tax Band - B





A versatile box room is currently used as a study but would also make an ideal dressing room or additional storage space.

The bathroom comprises a modern three-piece suite including a bath with shower over, wash-hand basin with storage, WC and heated towel rail.

The property benefits from gas central heating, double glazing and good overall storage. Externally, there is a shared rear garden, and residents' permit parking is available on the street outside.



## THE LOCAL AREA

Polwarth is a highly regarded residential area located approximately two miles south of Edinburgh city centre. Characterised by traditional flats and villas, it borders the popular neighbourhoods of Merchiston, Bruntsfield and Morningside. The area offers an excellent range of local amenities including Sainsbury's Local, Tesco Metro, banks and postal services. Leisure options are plentiful, with a variety of cafés, bars and restaurants nearby, as well as the Fountain Park Leisure Complex.

The property is well placed for Harrison Park, Bruntsfield Links and the Union Canal walkway, and is ideal for those associated with Napier University, Edinburgh University or the city's financial district.

## EXTRAS

All light fittings, fitted floor coverings, integrated kitchen appliances, fridge/freezer and washing machine are included in the sale price.

**HOME REPORT VALUATION: £180,000**



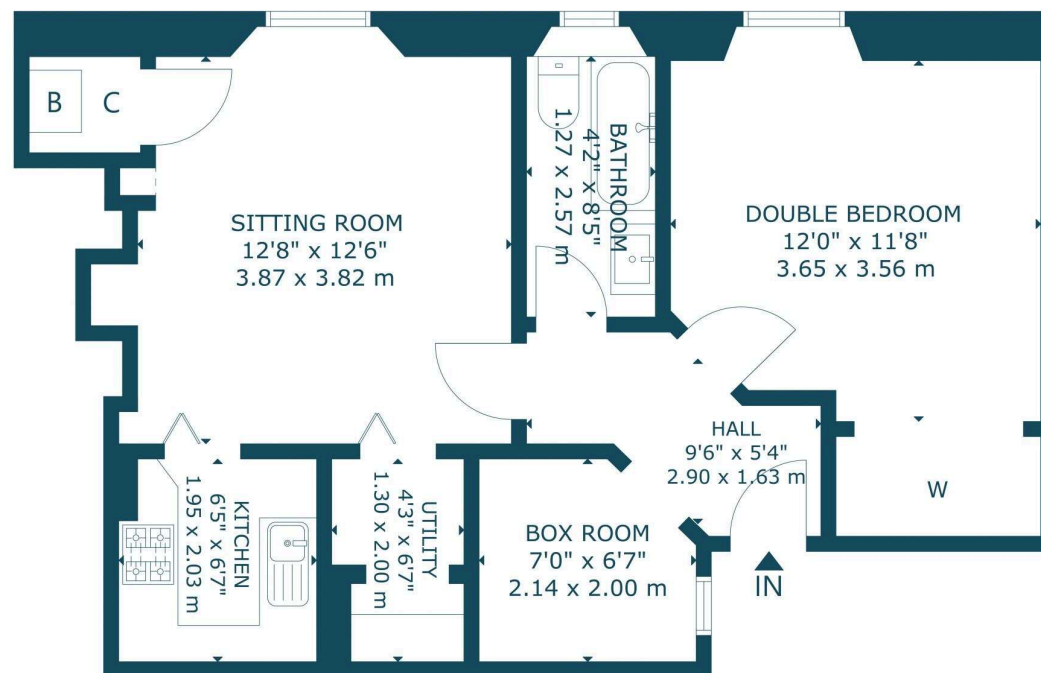
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GROUND FLOOR

30/4 WATSON CRESCENT, EDINBURGH, EH11 1HF  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 584 SQ FT / 54 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.