

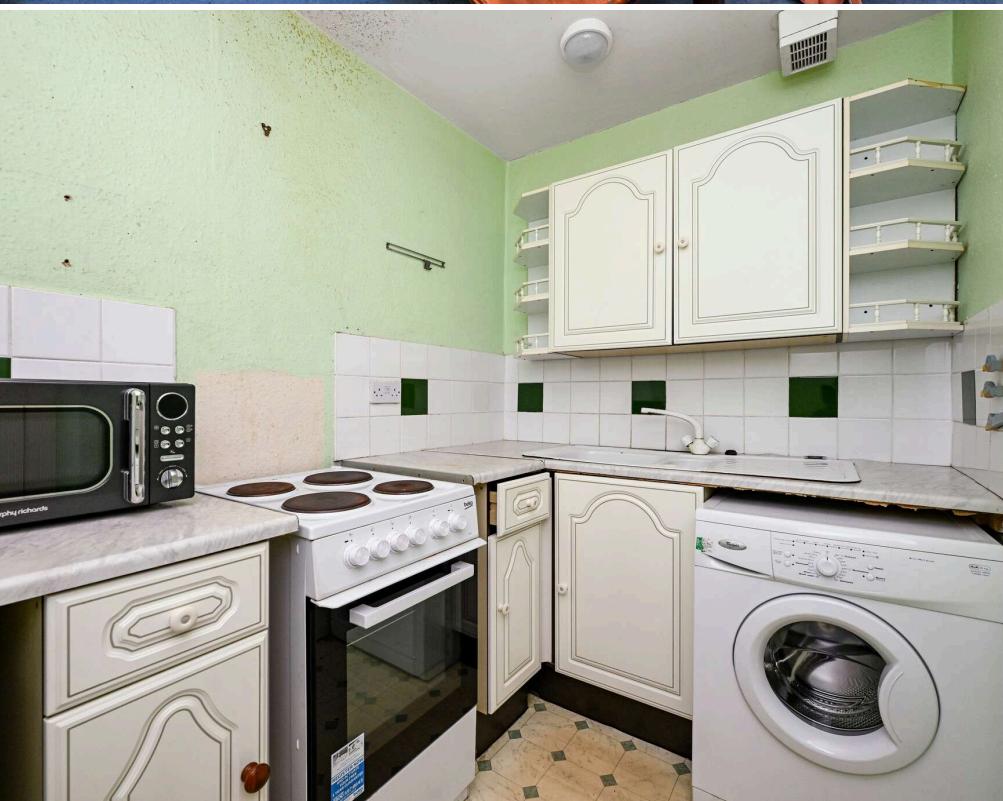


7 3f4 Watson Crescent, Edinburgh, EH11 1HD



## Welcome

Welcome to Watson Crescent, this one-bedroom top floor flat forms part of a traditional tenement building overlooking the canal with a secure entry system, communal gardens to the rear, permit and metered parking available. The property offers an ideally proportioned home for first time buyers, professionals, couples, downsizers, and rental investors alike. The property would now benefit from some upgrading, 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 room
- Internal kitchen
- Double bedroom
- WC and wash hand basin
- Bathroom with bath and shower over
- Double glazing
- Secure entry
- Communal gardens



## Polwarth

Polwarth is a much-respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include several fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness

## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.



# Get in touch

 mcdougallmcqueen.co.uk

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 0131 240 3818

## Property Hub:

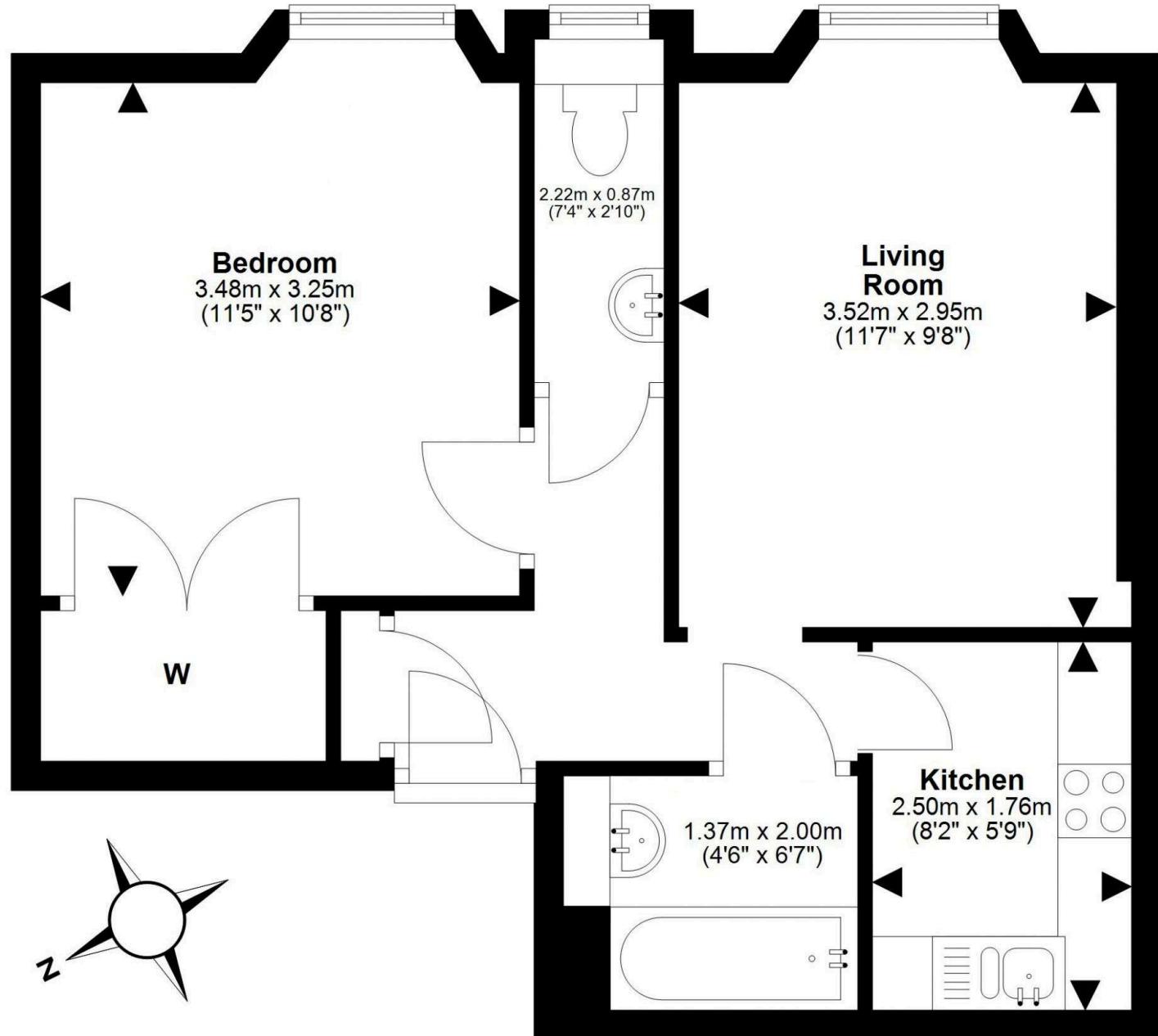
25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**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.