



28/7 Watson Crescent,
Polwarth, Edinburgh, EH11 1HF.

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall.
- Attractive and generously proportioned living room/ dining room.
- Larder storage cupboard with plumbing for automatic washing machine.
- Modern fitted kitchen with appliances.
- Good-sized double bedroom.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Communal grounds.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented first floor flat forming part of a traditional tenement building in the vibrant Polwarth district of the city, perfectly positioned for a wide range of local amenities and within walking distance of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer or young couple.

COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

B.

APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.

APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES.

LOCATION

Polwarth is a much respected residential area lying just over a mile 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 a number of 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. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.:

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, AND FREE-STANDING FRIDGE/FREEZER. THE CURTAINS AND POLES, AUTOMATIC WASHING MACHINE AND WARDROBES WITHIN THE DOUBLE BEDROOM MAY BE AVAILABLE THROUGH NEGOTIATION ALONG WITH SOME OTHER FURNITURE.

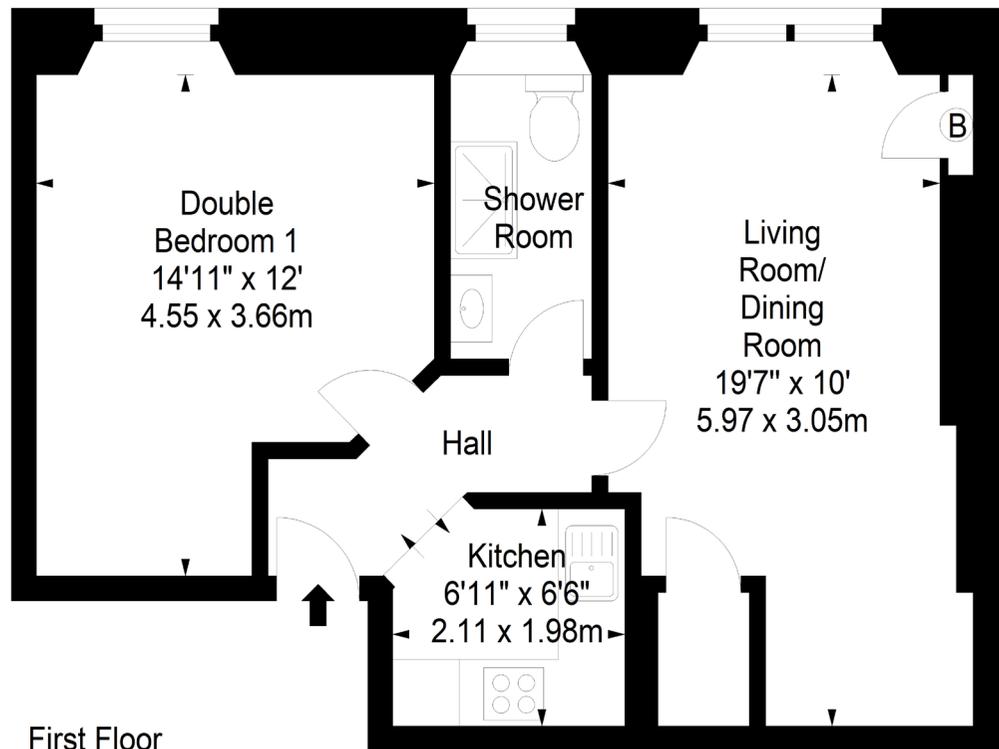


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

Watson Crescent, Edinburgh, Midlothian, EH11 1HF



Approx. Gross Internal Area
513 Sq Ft - 47.66 Sq M
For identification only. Not to scale.
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.