



9 1f2 Watson Crescent,  
Polwarth, Edinburgh, EH11 1HB

CALL US ON 0131 447 4747

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- Shared secure entry.
- Reception hall with storage.
- Attractive living room overlooking front of property.
- Modern fitted kitchen with appliances.
- Good-sized double bedroom.
- Shower room.
- Separate WC.
- Gas central heating.
- Double glazing.
- Communal gardens to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A well-presented first floor flat part of a traditional tenement building in the vibrant Polwarth district of the city, within walking distance of an excellent range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for a first time buyer/young couple or perhaps letting purposes and the freshly presented and move-in accommodation which has been newly recarpeted throughout.

**COUNCIL TAX BAND** B.  
**TRAIN STATION** APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.  
**AIRPORT** APPROXIMATELY 6.9 MILES TO EDINBURGH AIRPORT.  
**BUSES** 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 CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, AND AUTOMATIC WASHING MACHINE.

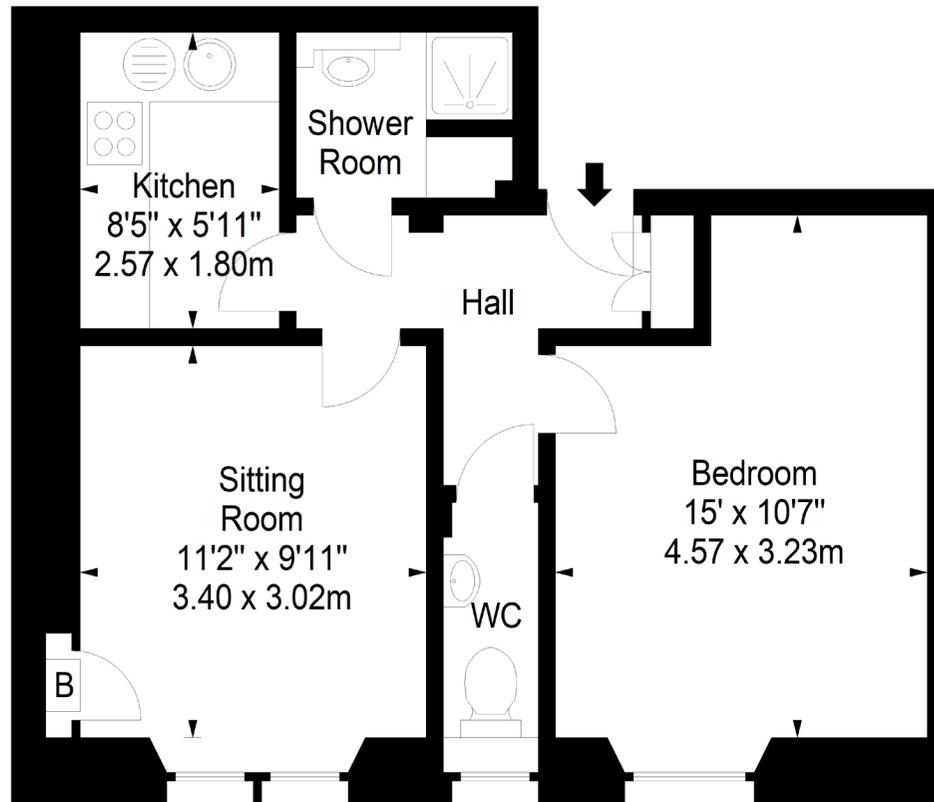


**Watson Crescent,  
Edinburgh,  
Midlothian, EH11 1HB**



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**

Approx. Gross Internal Area  
449 Sq Ft - 41.71 Sq M  
For identification only. Not to scale.  
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First Floor