

OFFERS OVER £160,000

10/14 Watson Crescent
Edinburgh, EH11 1HE

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Solicitors & Estate Agents



- 1 bed top floor tenement in Polwarth
- Large and bright living/dining room
- Well-proportioned double bedroom
- Fitted kitchen with appliances
- Double glazing throughout
- Conveniently located in the popular Polwarth area, just west of Edinburgh city centre.
- EPC E

Description

Drummond Miller is delighted to present this bright and well-proportioned one-bedroom property, situated in the highly desirable Polwarth area. An excellent opportunity for first-time buyers, professionals, or investors.

The hallway provides access to all rooms and leads into a generous living-dining room, enhanced by attractive decorative cornices and a large window that fills the space with natural light. This versatile room comfortably accommodates both lounge and dining furniture, creating an ideal setting for everyday living and entertaining.



The kitchen offers a good amount of storage and counter space. It features an electric hob, oven, and a stainless-steel sink with drainage board, ensuring an efficient and practical workspace.



The well-proportioned double bedroom provides ample room for freestanding furniture.



The bathroom is fitted with a modern three-piece suite, including a WC, wash-hand basin, and an electric shower, offering convenience and ease of use.



Central Heating and double glazing

The property benefits from electric heating and double glazing.

Garden and parking

The property benefits from a shared communal garden/drying area. There is ample parking having both pay meters and zoned permit bays.

Location

Polwarth is one of Edinburgh's most sought-after residential areas, celebrated for its handsome traditional tenements, welcoming community feel and superb proximity to both the city centre and neighbouring Bruntsfield. Everyday life is wonderfully convenient, with an excellent mix of shops, cafés and local services found throughout Fountainbridge, Gorgie, Dalry and Bruntsfield. The city centre is also close at hand, easily reached on foot, by bike or via regular bus routes.

Families are well catered for, with Bruntsfield Primary, Boroughmuir High School and George Watson's College all within comfortable reach. Day-to-day shopping is straightforward too, thanks to Edinburgh West Retail Park and a choice of major supermarkets, including a 24-hour ASDA, Sainsbury's, Lidl and Aldi.

For those who enjoy the outdoors, Polwarth offers direct access to Harrison Park and the Union Canal towpath, as well as the new Roseburn/Union Canal cycle link—ideal for walking, running and cycling. Nearby leisure options include Craiglockhart Sports and Tennis Centre, along with the restaurants, cinema and fitness facilities at Fountain Park.

With its excellent amenities, plentiful green spaces and friendly neighbourhood atmosphere, Polwarth remains a consistently appealing choice for a wide variety of buyers.

Council Tax and EPC

It is in Council Tax band B and has a E-rated Energy Performance Certificate.

Home Report

The property has been valued at £165,000 and a link to the Home Report is available from the ESPC website.

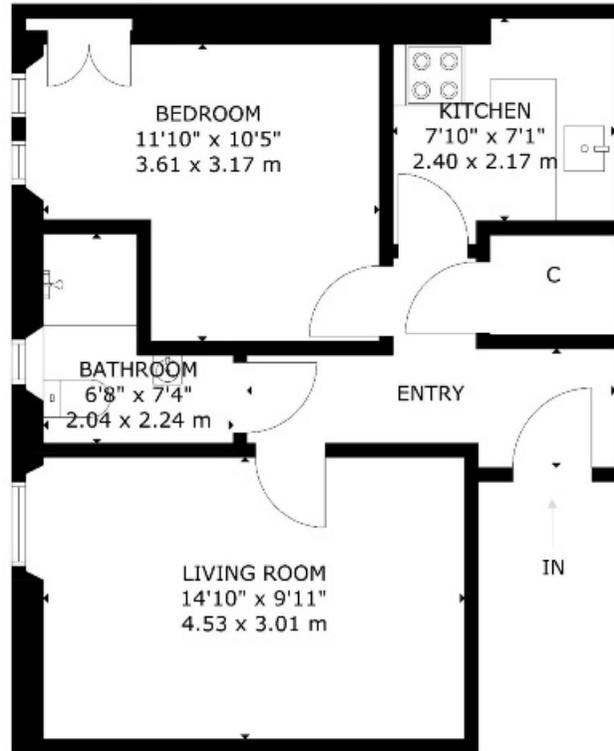
Viewing

By appointment with the Agent, telephone 0131 229 3399 or email property@drummondmiller.co.uk.

Extras

The sale price includes all white goods and blinds.





THIRD FLOOR

10/14 WATSON CRESCENT EH11 1HE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 455 SQ FT / 42 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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