



7 2F2 Watson Crescent
Polwarth, Edinburgh, EH11 1HD

CALL US ON 0131 447 4747

7 2F2 Watson Crescent, Polwarth, Edinburgh, EH11 1HD

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

- Shared secure entry.
- Reception hall.
- Bright open plan living room/kitchen with space for dining table and chairs.
- Box room which is currently utilised as a study room.
- Generously proportioned double bedroom with built in wardrobes.
- Fitted bathroom with shower over bath.
- Electric heating.
- Double glazing.
- Communal garden to rear overlooking the Union Canal.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented second floor flat forming part of a traditional tenement building in the vibrant Polwarth area of the city, directly beside the Union Canal and within easy walking distance of Haymarket train station and the City Centre. The property would make an ideal purchase for a professional person or couple or perhaps for letting purposes.

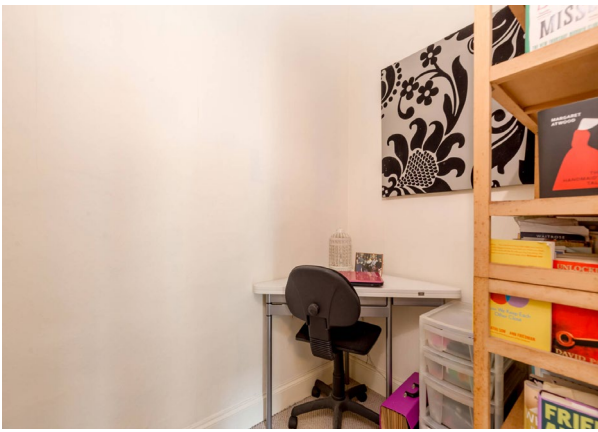
COUNCIL TAX BAND - B.
TRAIN STATION - APPROX. 1 MILE TO HAYMARKET TRAIN STATION.
AIRPORT - APPROX. 6.9 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN WALKING DISTANCE.

LOCATION

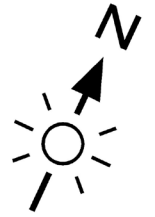
Watson Crescent is located in the vibrant residential area of Polwarth, lying southwest of the City Centre. Local shops cater for everyday needs with a large choice of supermarkets all within close proximity. For recreational activities, Harrison Park and the Union Canal are nearby, with the green open spaces of the Bruntsfield Links & the Meadows, as well as Craiglockhart Sports Centre and Craiglockhart Hill. Fountain Park Leisure Complex is also nearby and has a Health Club, bowling alley, bars and restaurants. Merchiston, Tollcross, Bruntsfield and Morningside are within approximately 1 mile of the property and offer a variety of specialist shops, restaurants, and bars. Regular buses operate to and from the city centre and surrounding areas, Haymarket Train Station is a short distance away and the City Bypass is easily accessible with links to the major motorway networks.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE FREEZER AND INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, DISHWASHER AND AUTOMATIC WASHING MACHINE. SOME ITEMS OF FURNITURE MAY BE AVAILABLE BY SEPARATE NEGOTIATION.





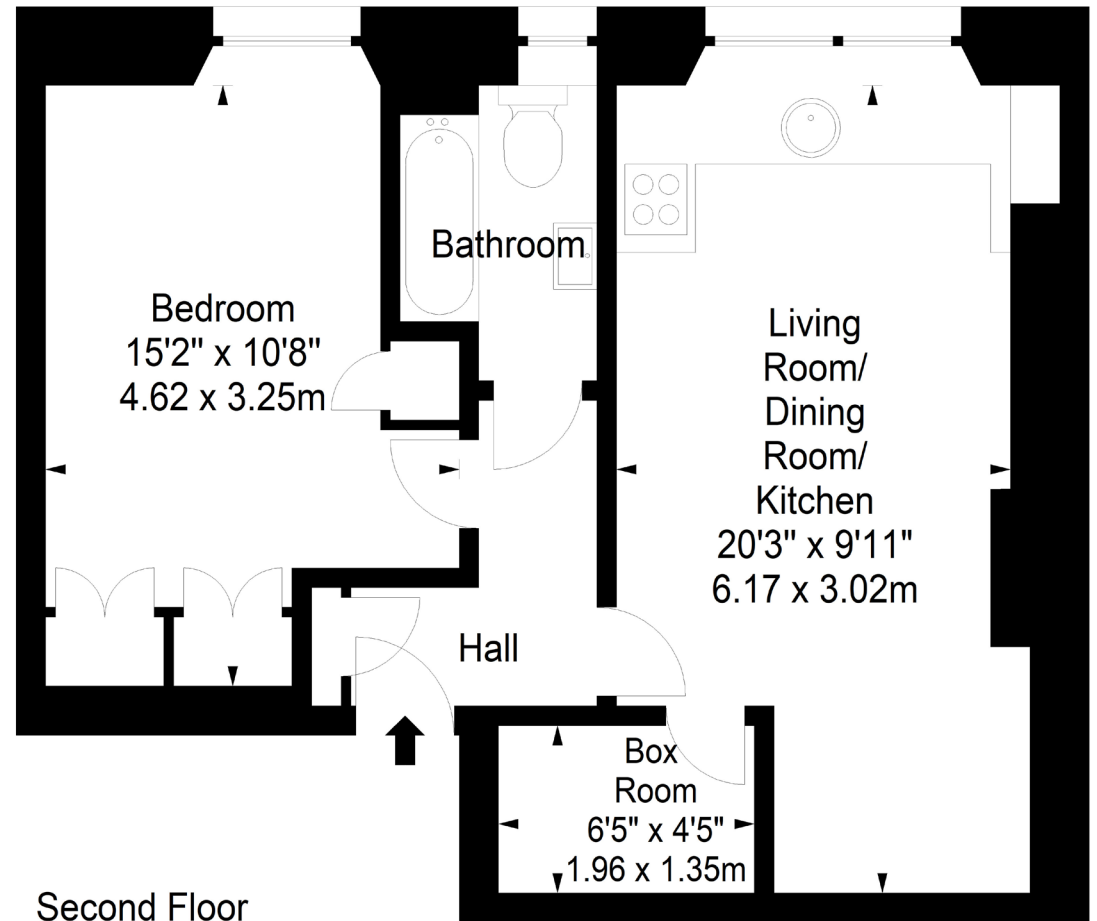
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Approx. Gross Internal Area
462 Sq Ft - 42.92 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



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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.