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10 (1F4) Watson Crescent

Polwarth, Edinburgh, EH11 1HE



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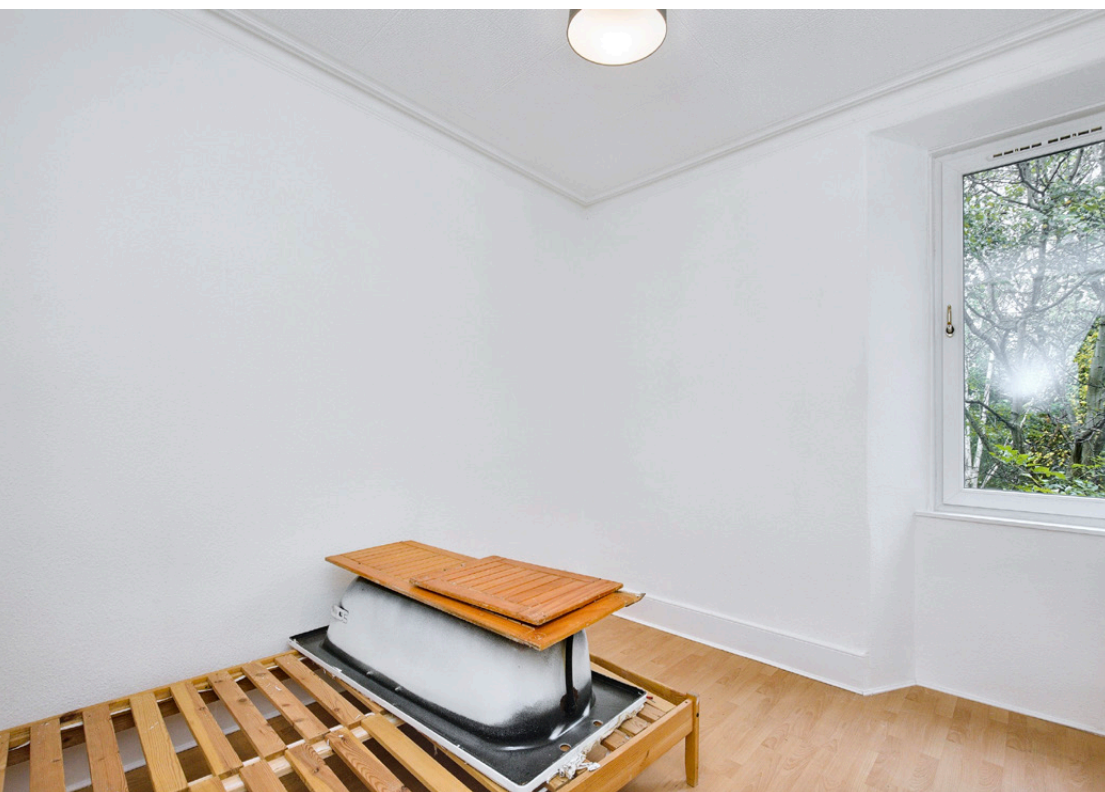


Property Summary

Situated near the Union Canal in sought-after Polwarth, this one-bedroom first-floor flat has a highly desirable location in Edinburgh. It is close to excellent amenities, bars and restaurants, including Fountain Park, and regular bus links are close by providing a speedy connection to the city centre. Furthermore, this attractive property is brought to market in walk-in condition, providing buyers with a sought-after blank canvas, as well as a quality kitchen and bathroom. This property is perfect for couples, city professionals, and first-time buyers alike.

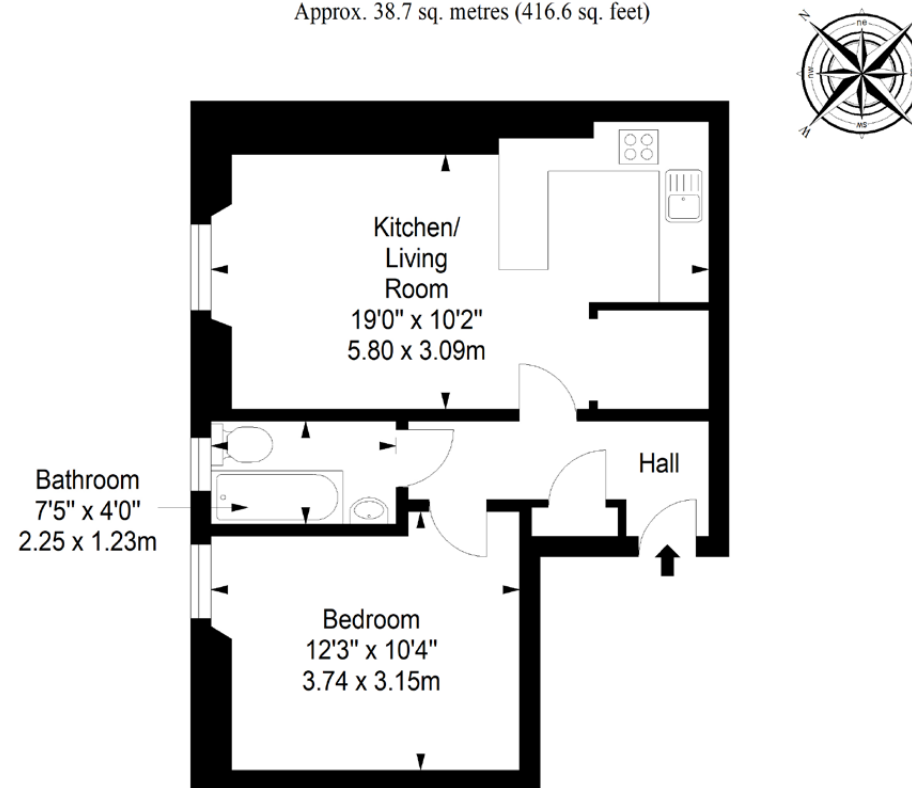
Features

- A first-floor flat in sought-after Polwarth
- Part of a traditional tenement building
- Neutral interior décor throughout
- Welcoming entrance hall with storage
- Open-plan living room and kitchen
- Modern kitchen with breakfast bar
- One spacious double bedroom
- Bright bathroom with three-piece suite
- Communal garden and drying green
- Controlled permit parking (Zone S4)
- Electric heating and double glazing
- EPC - E



Floorplan

Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 38.7 sq. metres (416.6 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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