

11/16 WATSON CRESCENT
POLWARTH, EDINBURGH, EH11 1HB

CURRAN & CO
PROPERTY



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FIXED PRICE £170,000



'11/16 Watson Crescent is a charming top-floor flat which forms part of a Victorian tenement and boasts views of the Union Canal'

- Quiet Residential Street
- Entirely South East Facing
- Open Plan Living / Dining / Kitchen
- Spacious Double Room
- Shower with Separate WC
- Gas Central Heating & Double Glazing
- Move-in Condition
- Excellent Local Amenities & Transport Links



Description

11/16 Watson Crescent is a charming, south-east facing top floor flat which forms part of a traditional Victorian tenement building and boasts views of the Union Canal. Situated on a quiet residential street, the property is well positioned to take advantage of excellent local amenities and close proximity to the city centre.

Entered through an exceptionally well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall with sizeable storage cupboard; generously proportioned living/dining/kitchen with base and

wall-mounted units with tiled splashback and integrated fridge, freezer, oven, ceramic hob and stainless steel extractor hood; spacious double bedroom; and tiled shower room off the hall with separate WC.

Further benefits of this property include gas central heating, double glazing and stripped original wood flooring throughout. The property has recently been fully redecorated and is of move-in condition throughout.

Externally there is a shared rear garden laid to lawn and zoned permit parking to the front of the building.

Extras

Extras to be included in the sale are the kitchen blind and integrated kitchen appliances.

EPC Rating

The energy efficiency rating for this property is band D.

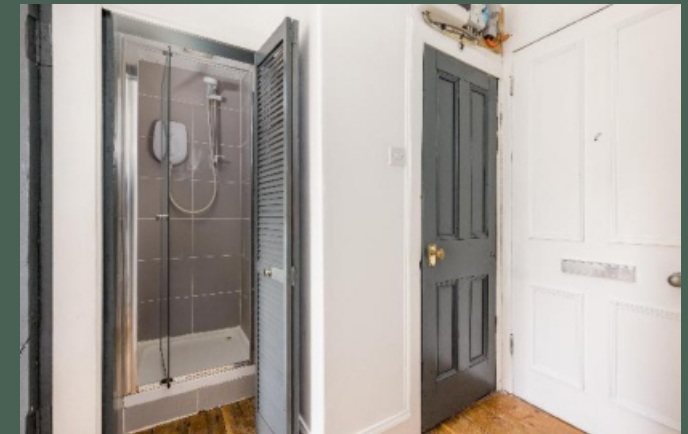
Council Tax

This property is subject to council tax band B.

Viewing

Viewing is by appointment. Please contact our office to arrange.







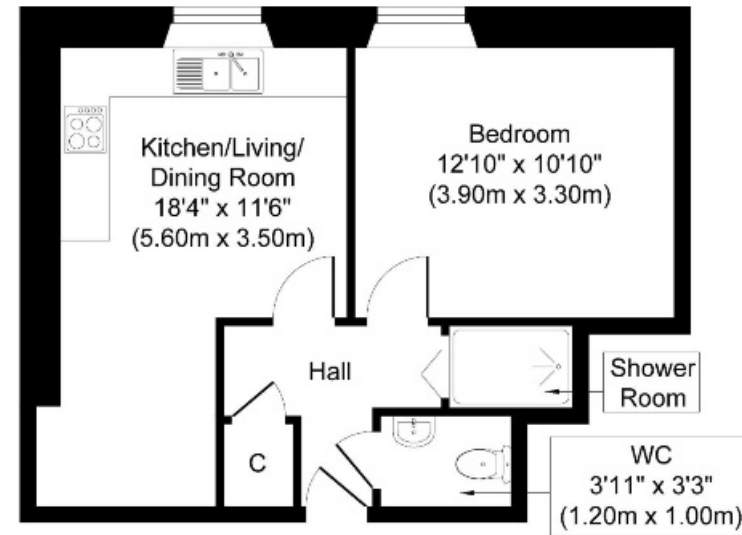
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Top Floor
Approximate Floor Area
409 sq. ft
(38.00 sq. m)

Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.