

**20/7 Watson Crescent
Edinburgh EH11 1HF**

Offers Over £215,000

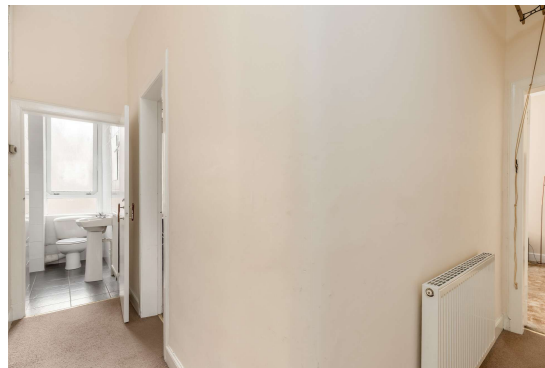
- South facing two bedroomed tenement
- Open plan lounge/kitchen/diner
- Two well proportioned double bedrooms
- Family bathroom with electric shower
- Gas central heating
- Double glazing
- Communal gardens
- Residents permit parking

Council Tax Band: C

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



South facing two bedroomed flat

Blair Cadell are delighted to present to the market this bright two-bedroom, south facing tenement flat, ideally situated in the highly desirable Polwarth area of the city. Offering spacious accommodation and located just moments from excellent local amenities and transport links, this property provides a fantastic opportunity for a range of buyers.

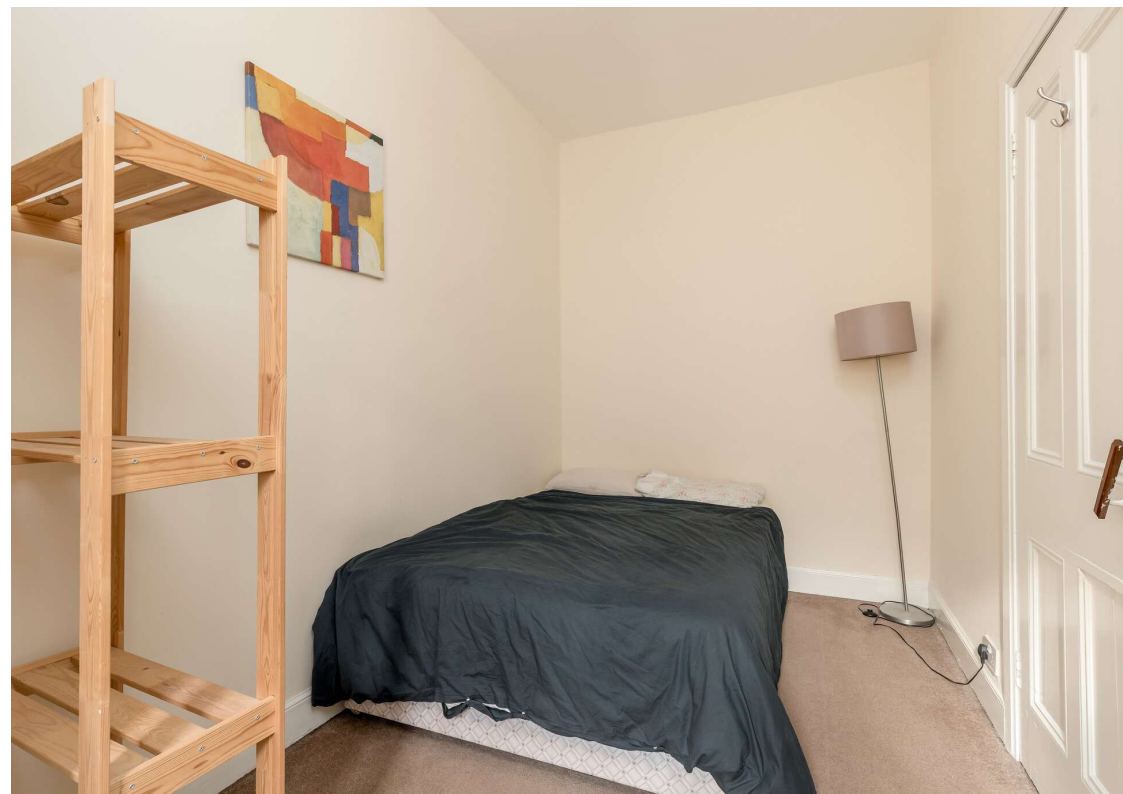
The property features a welcoming hallway leading to a bright and spacious open-plan lounge, kitchen, and dining area, complete with a charming window seat, attractive fireplace, and built-in press. The kitchen is well appointed with a range of wall and base units, an electric oven, gas hob, and washing machine. There are two generously sized double bedrooms the master boasting elegant period features including a decorative fireplace and cornicing, while the second bedroom benefits from built-in storage. The family bathroom is fitted with a three-piece suite with an electric shower over the bath. Further benefits include gas central heating, double glazing, access to well-maintained communal gardens, and resident on-street permit parking. Please note no warranty is given for systems.

Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby with Haymarket train station and tram links both within easy reach. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/ 90 motorway network. The area is served by both public and private schools, including the highly sought after and popular Bruntsfield Primary, Boroughmuir High School and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach.

For leisure and recreation, residents can take advantage of the nearby green spaces of Harrison Park and the scenic Union Canal and the newly opened Roseburn/Union Canal cycle link. Additionally, Craiglockhart Sports and Tennis Centre offers excellent sporting facilities, while Fountain Park Leisure Complex features a diverse range of restaurants, a cinema, and a modern Nuffield Health Centre.

Open Viewings Sunday 2-4pm or by appointment 0131 337 1800

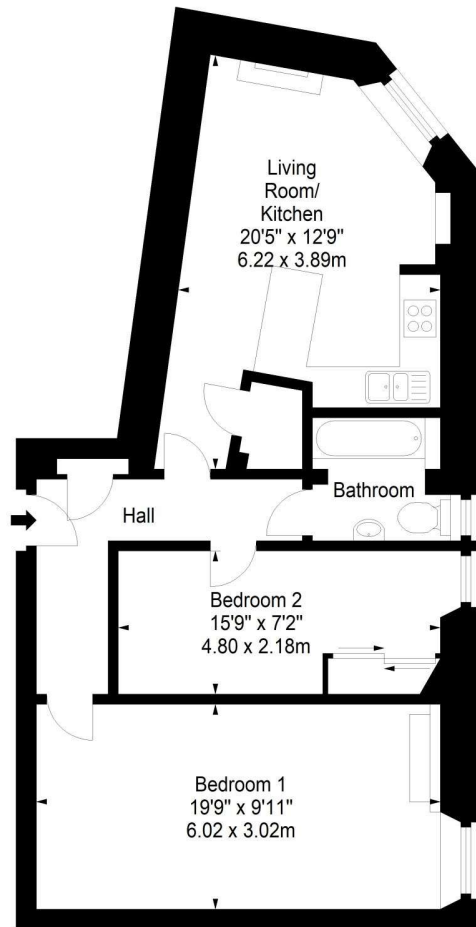
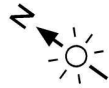




**Watson Crescent,
Edinburgh,
Midlothian, EH11 1HF**



Approx. Gross Internal Area
665 Sq Ft - 61.78 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Second Floor



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