



Fixed Price

**£195,000**

## 1 Watson Crescent Lane

Polwarth | Edinburgh | EH11 1FB

Quietly positioned within a modern, well-kept development in the popular Polwarth district, this attractive one-bedroom ground-floor flat offers a peaceful setting beside the Union Canal. Ideally located close to excellent local amenities, transport links, and open green spaces, the property will undoubtedly appeal to first-time buyers, professionals, and buy-to-let investors alike.

1 bedroom

1 public room

1 bathroom

Residents parking

EPC Band - C

Council Tax Band - C



## Description

Accessed via its own private main door, the flat opens into a bright and welcoming open-plan lounge, kitchen, and dining area. Triple windows frame a lovely open outlook over the canal, filling the space with natural light and providing a tranquil backdrop. The kitchen is fitted with a range of integrated and freestanding white goods, partially tiled in splash areas for easy maintenance, and offers flexibility for a variety of furniture layouts. The good-sized double bedroom enjoys the same peaceful canal views and offers ample room for freestanding furniture. A neutral bathroom with tiled flooring, partial wall tiling, and a shower-over-bath completes the accommodation.

Further benefits include gas central heating, and double glazing throughout.

The development is factored, with fees of approximately £93 per quarter.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens & Parking

For the car owner, there is unallocated residents' permit parking as well on-street metered parking nearby for visitors.

## Viewing

By appointment through Neilsons 0131 625 2222.



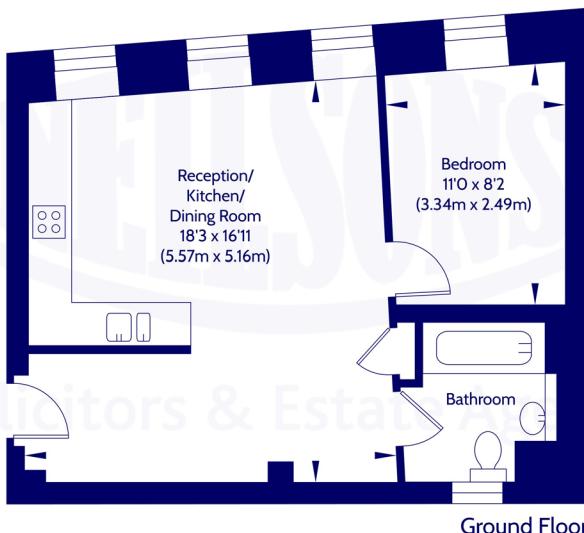


## Location

The property is located within the sought-after area of Polwarth, less than 2 miles southwest of the City Centre. A range of local shops, eateries and other convenient services are on the doorstep. Bruntsfield and Morningside are within easy walks and Fountain Park Leisure Complex is close-by offering a Nuffield gym, cinema, restaurants and other entertainment. Harrison Park is less than a 10 minute walk with access onto the Union Canal. There are direct bus links into the city centre and Haymarket Train Station is a 20 minute walk away. The property is in the sought-after catchment areas for Bruntsfield Primary School and Boroughmuir High School.



Approx. Gross Internal Floor Area 43 Sq M / 460 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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