



19/11 Watson Crescent

Polwarth, Edinburgh, EH11 1HA



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1 bedroom 3rd floor flat in the popular Polwarth area, ideal for a first time buyer.

- Sitting room
- Kitchen
- Double bedroom
- Shower room & seperate w.c.
- Ideal for a first time buyer
- Excellent location close to amenities
- Bright & well proportioned
- Secure entryphone system
- Communal rear garden
- Electric heating & double glazing



Offers Over: £150,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

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About the Property

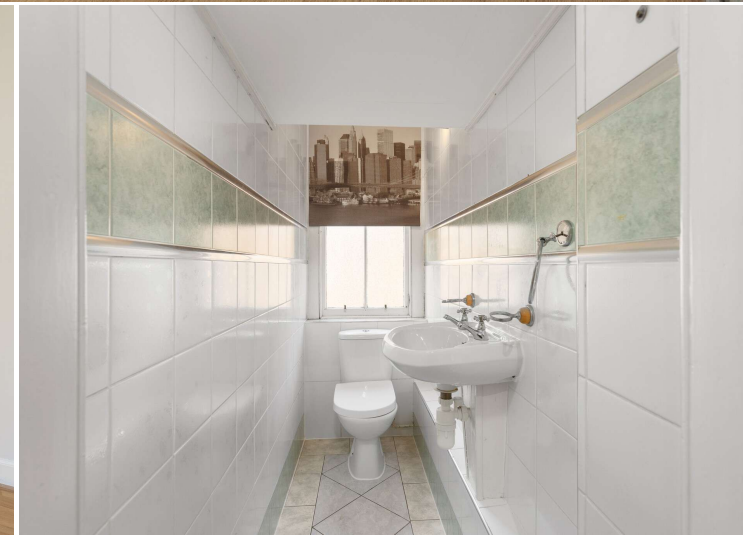
Located in the popular Polwarth area, this 1 bedroom 3rd floor flat offers an ideal home for a first time buyer or as an investment.

The property offers bright & well proportioned accommodation to the front of the building.

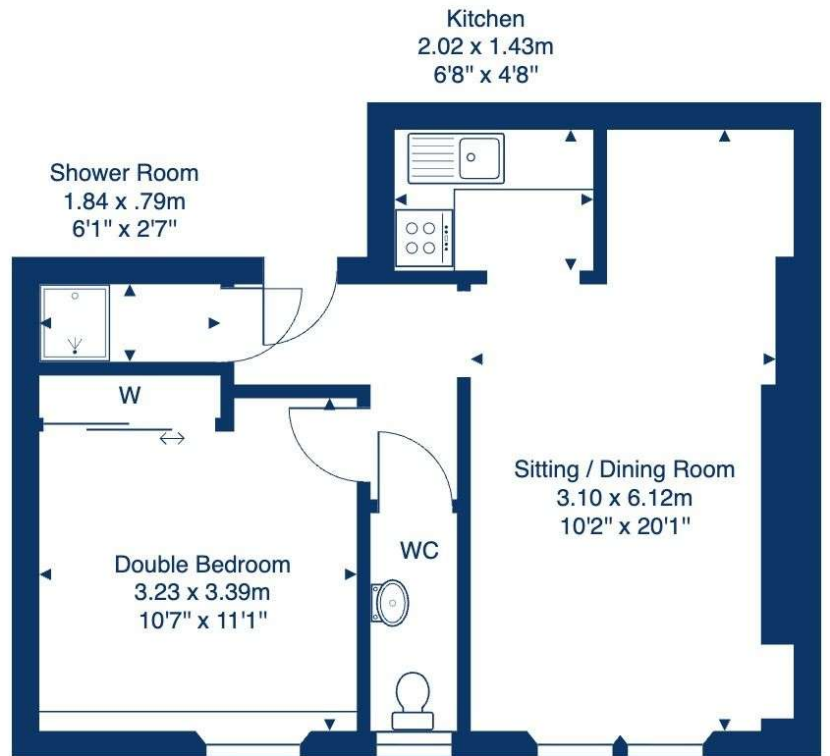
Further benefits include electric heating, double glazing & a secure entryphone system.

Extras

To include all fitted floor coverings, light fittings, free-standing cooker, washing machine & fridge/freezer.



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Second Floor

Total Area: 41.3 m² ... 445 ft²

All measurements are approximate and for display purposes only.



Location

Polwarth is a popular residential area lying approximately 2 miles south west of Edinburgh's city centre. Merchiston and nearby Bruntsfield provide an excellent selection of local amenities including doctor and dentist surgeries, banks, delicatessens, a selection of well regarded restaurants and a Waitrose supermarket. The city centre itself offers an extensive range of cultural activities and recreational facilities can be found at Warrender Swim Centre and the nearby Fountain Park Leisure Complex containing a multi-screen cinema, restaurants and a health club. The Union Canal Walkway provides access to an extensive walk and cycle network leading to the Water of Leith. For the outdoor enthusiast, Hillend dry ski slope and Edinburgh's many golf courses are all accessible as are the pleasant outside spaces of Harrison Park, Bruntsfield Links and The Meadows. Many pleasant walks may also be enjoyed in the Blackford, Craiglockhart, Braid and Pentland Hills. Within easy reach are Waverley and Haymarket Railway Stations and the Edinburgh city bypass allows quick access to Edinburgh International Airport and the central Scotland motorway network. Bus services to and from the city centre are also close to hand. Excellent schooling in both the state and private sectors are easily accessible.



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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

☎ 0131 622 2626

✉ property@vmh.co.uk

🌐 vmh.co.uk

📄 DX: 552210, Edinburgh 68

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.