

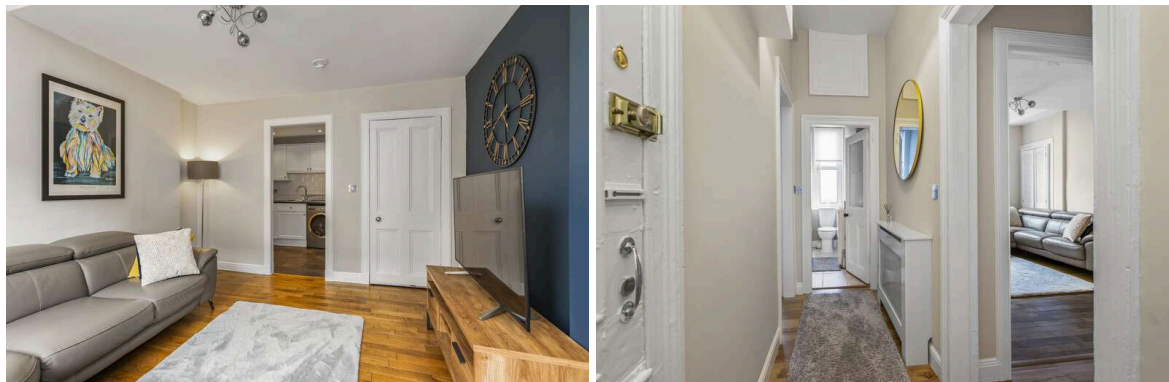


29 (PF2) Watson Crescent  
POLWARTH | EDINBURGH | EH11 1EY

  
**warners**  
solicitors & estate agents

HOLDERS ONLY





## 29 (PF2) Watson Crescent

POLWARTH | EDINBURGH | EH11 1EY

Beautifully presented one bedroom traditional ground floor flat boasting a private front garden. This lovely property would make an ideal first time purchase and investment alike and is offered to the market in move in condition. The accommodation is positioned to the front of the building and benefits from all modern comforts. There's a spacious living room with space for dining and a storage cupboard, a fully fitted modern kitchen currently with washer/dryer, electric hob, oven and fan and fridge/freezer. There is also a well-proportioned bedroom and completing the accommodation a stylish shower room and separate wc. Access into the communal stair is by way of a security entry phone system and from here you can gain access to the shared garden at the rear. The property also benefits from a private front garden area and permit parking.

- Traditional one bedroom ground floor flat
- Modern fitted kitchen
- Spacious living room
- Well proportioned bedroom
- Stylish shower room and separate wc
- Gas central heating and double glazing
- Private front garden
- Shared rear garden
- Residents permit parking and secure entry
- Good transport links to city centre

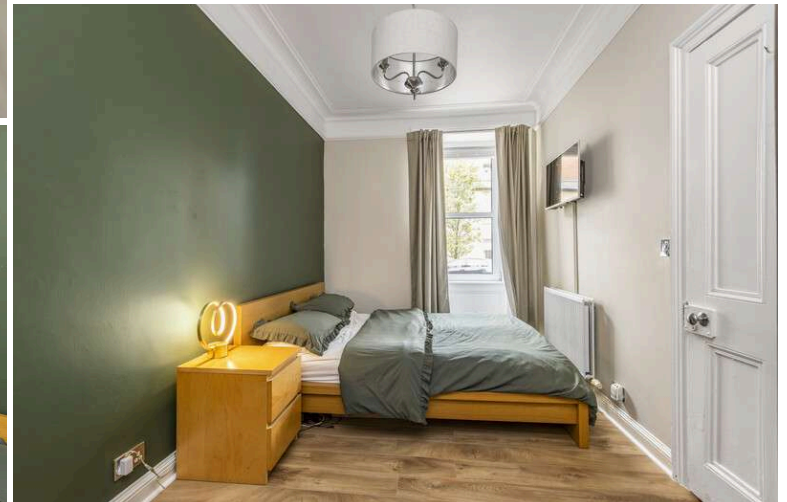
All integrated kitchen appliances and blinds are included in the sale

EPC Rating C

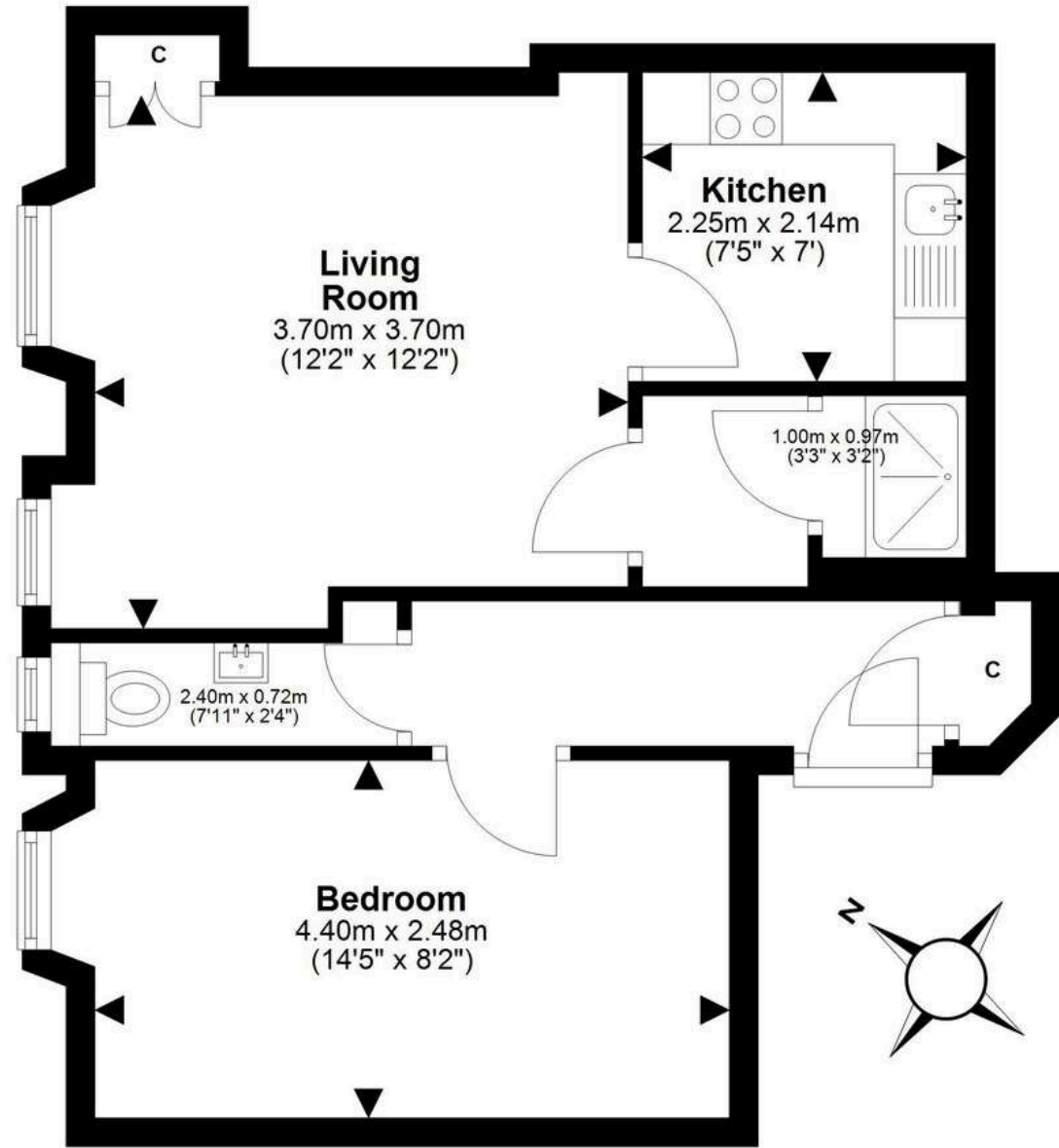
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Polwarth is a much respected residential area approximately two miles south-west of Edinburgh's bustling City Centre. It is well served by a selection of local shops, including Margiotta's Food and Wine store and a Scotmid Co-op. For larger shopping trips, there's a choice of supermarkets - Sainsbury at Westfield Road, Aldi on Gorgie Road and Asda at Chesser. Leisure facilities are excellent, with Fountain Park showcasing a Cineworld cinema, Nuffield gym, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a range of pubs and eateries. The property is located close to the green open space of Harrison Park and the Union Canal walk/cycleways, with Bruntsfield Links only a little further afield. Polwarth is ideal for those connected with Napier and Edinburgh Universities. Regular bus routes run along the nearby main road into the city, where you'll find a superb choice of high street names and designer shops plus fashionable bars and restaurants. It's easy to reach Haymarket and the west end of the city, where you can access train and tram services into town or out to the Airport.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.