



63 Watson Crescent
POLWARTH | EDINBURGH | EH11 1EW


warners
solicitors & estate agents



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Warners is delighted to present this spacious one-bedroom main door flat, located in the highly sought-after Polwarth area, just minutes from Edinburgh's city centre. While the property would benefit from some modernisation, it offers fantastic potential for first-time buyers or investors alike.

The accommodation features a bright and generous lounge with a bay window, an additional room off the lounge perfect for use as a home office or nursery, a well-proportioned double bedroom, a dining area that flows into a fully-equipped kitchen, and a three-piece bathroom suite.

Nestled next to the expansive green spaces of Harrison Park, this flat is also a short walk from Fountain Park, which offers entertainment options such as a cinema, premium gym, a range of restaurants, and a casino. The area is well-served by excellent public transport links, providing easy access to the city centre and beyond.

- Spacious one-bedroom, main door flat
- Bay window lounge with extra room for office/nursery
- Modernisation potential for first-time buyers/investors
- Adjacent to Harrison Park's green space
- Near Fountain Park's entertainment hub
- Excellent public transport to city centre

All items included, the property will be sold as seen. EPC Rating D.

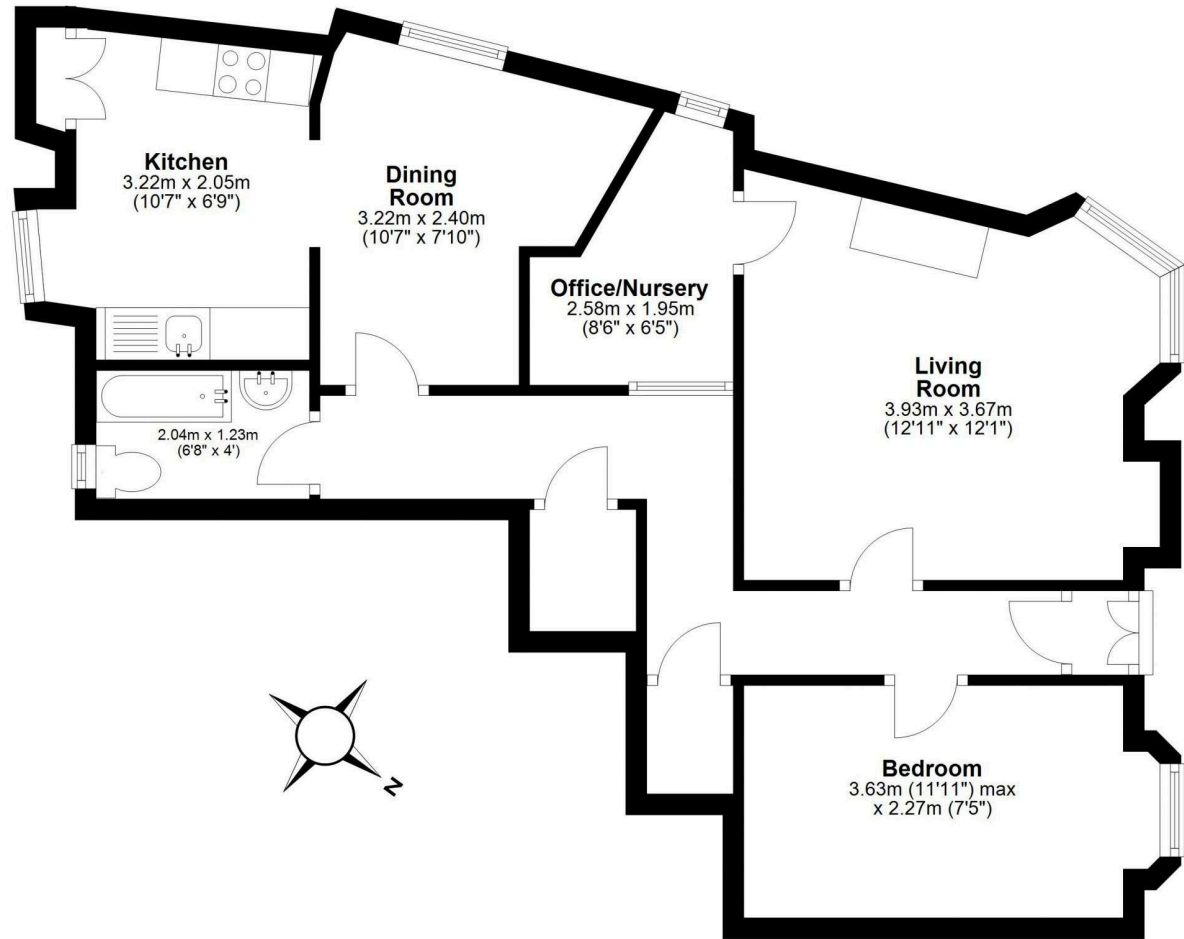
There are no factoring charges associated with this property.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area lying approximately two miles south of Edinburgh's city centre. The area is typified by traditional flats and villas and is bordered by the highly regarded areas of Merchiston, Bruntsfield and Morningside. The area boasts a superb range of amenities, from local shops including a Sainsbury's local and Tesco Metro, to the usual banks and postal services. Leisure facilities are excellent and include a number of fashionable bars and restaurants, with further entertainments available at the impressive Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. Schooling is well represented from nursery to senior level, both in the public and private sectors. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.





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.