



11/7 Watson Crescent
POLWARTH | EDINBURGH | EH11 1HB


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solicitors & estate agents



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An excellent first-time purchase, this attractively presented first-floor flat forms part of a traditional tenement, ideally located close to the Union Canal walkways and Harrison Park. Early viewing is highly recommended to appreciate the appeal of this charming home, which would suit both first-time buyers and buy-to-let investors alike, given its proximity to excellent local amenities and easy access to the city centre.

The property enjoys a pleasant outlook along neighbouring Fowler Terrace, rather than directly onto another tenement, enhancing the sense of space and light. Internally, the flat blends period character with contemporary style, featuring stripped wooden floors and panelled doors.

The accommodation comprises a welcoming hallway, a bright living room with fireplace and useful utility cupboard, and a stylish fitted kitchen with cream units, grey tiled splashbacks and solid wood worktops. There is a well-proportioned double bedroom and a modern shower room with electric shower. Further benefits include double glazing, a security entryphone system, and access to a shared rear garden.

- Attractively presented first-floor flat in a traditional tenement
- Prime location near Union Canal, Harrison Park and local amenities
- Bright living room with fireplace and pleasant open outlook
- Stylish fitted kitchen with solid wood worktops
- Double bedroom and modern shower room
- Double glazing, secure entry and shared rear garden

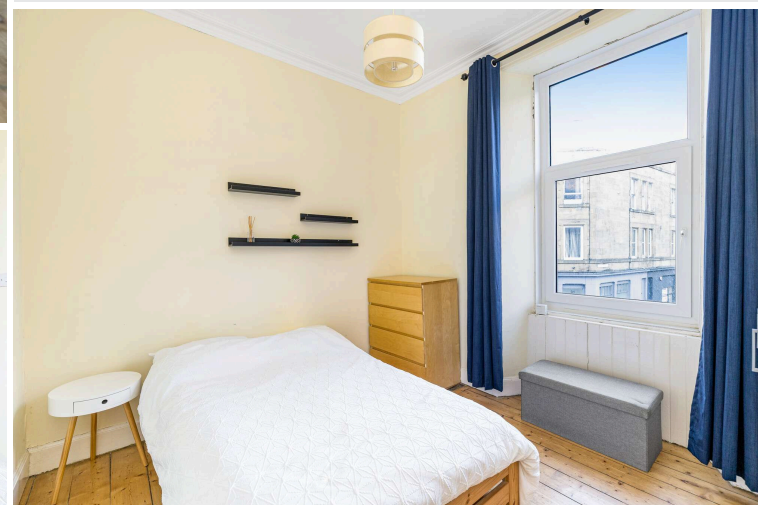
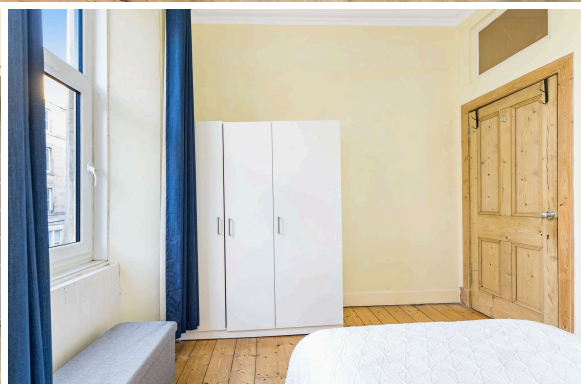
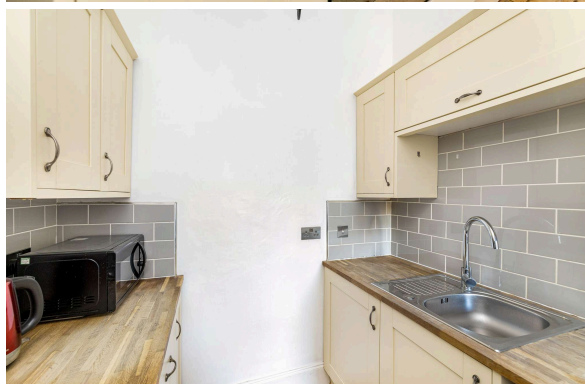
All fixtures, fittings, and furniture will be included in the sale.

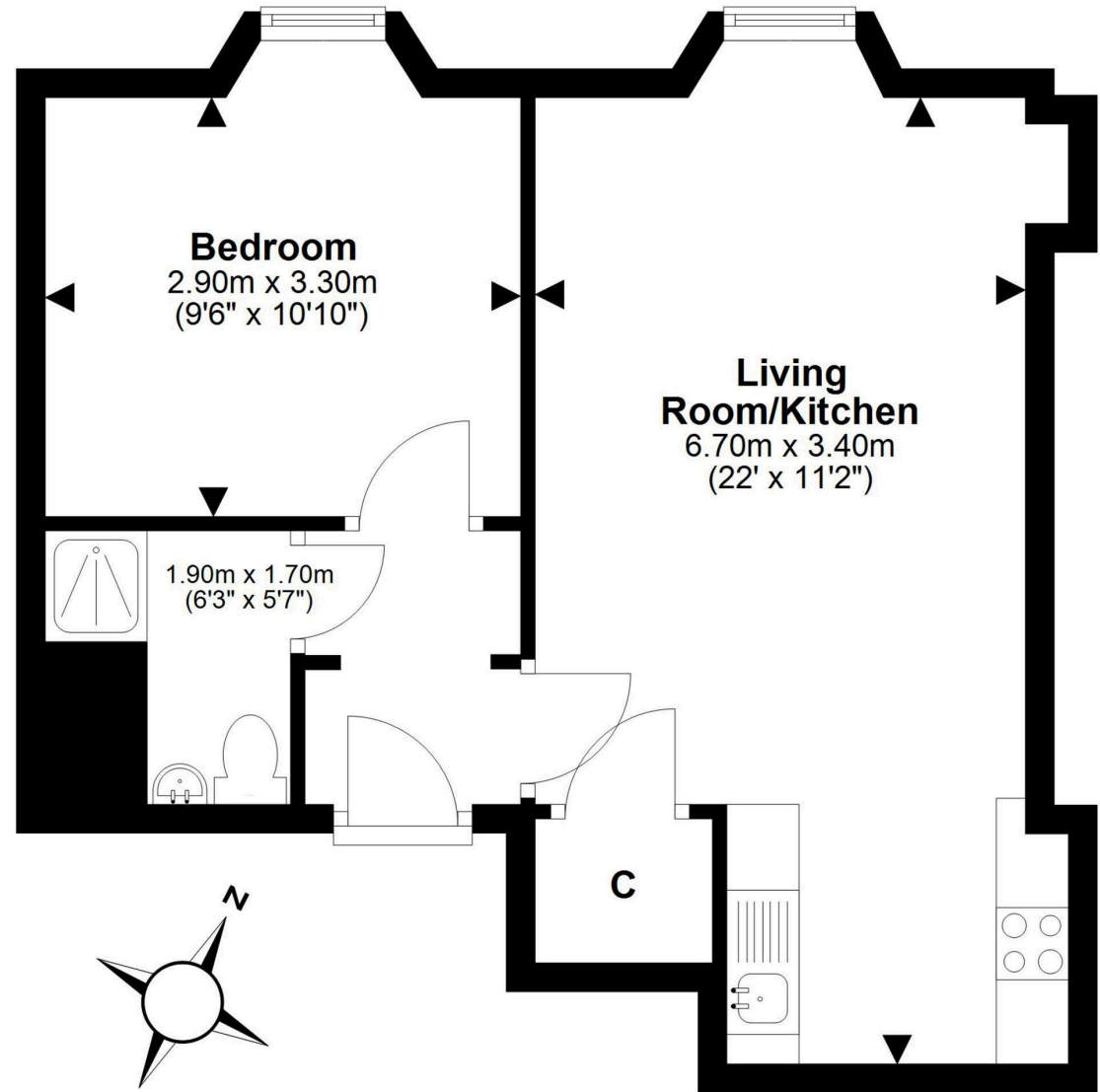
Council Tax Band B and Energy Rating D

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 offers an excellent range of local amenities, including a Sainsbury's Local, Margiotta and Lidl all within easy walking distance, alongside banks and postal services. Leisure facilities are superb, with a variety of popular bars and restaurants nearby, while further entertainment and recreational options are available at the impressive Fountain Park Leisure Complex, located just a four-minute walk from the property. 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 Edinburgh Napier University, Napier's Merchiston Campus just a 13-minute walk away, as well as easily accessible to Edinburgh University 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, Boroughmuir High School is just a short walk away from the property. 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 network.





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