

campbell  
smith

4/7, 3fl Watson Crescent,  
Edinburgh,  
EH11 1HE

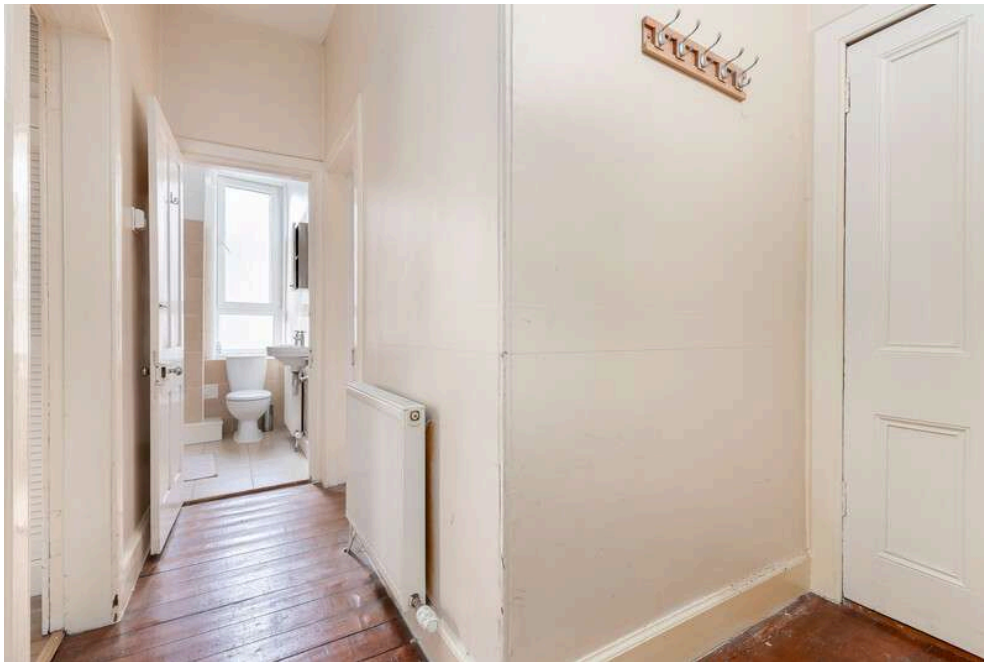


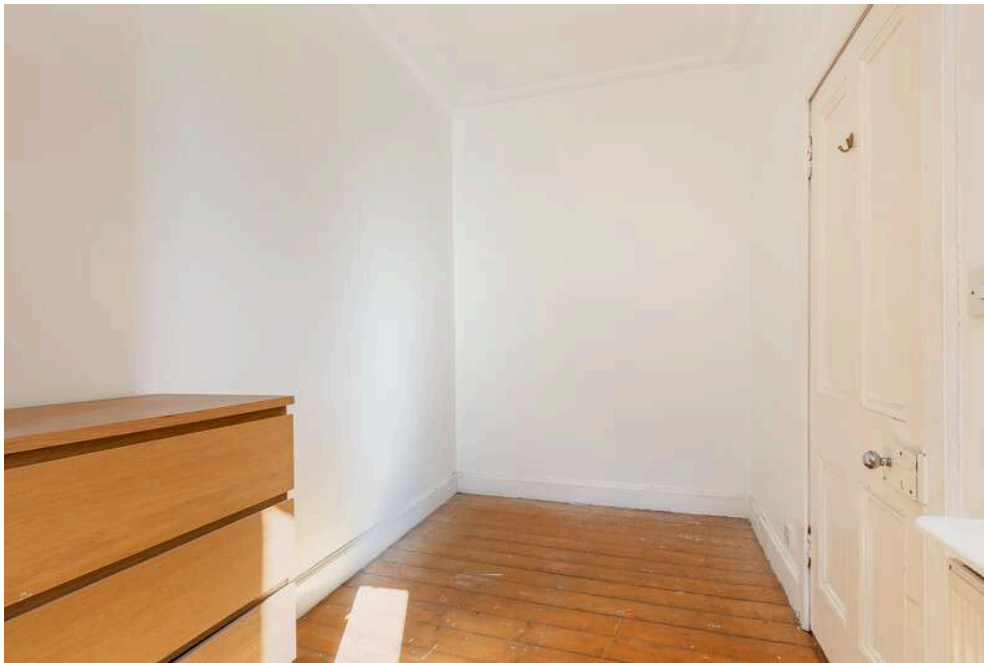
- Top floor flat in traditional tenement
- Entryphone
- Sitting room with original fireplace
- Kitchen with appliances
- Two bedrooms
- Bathroom with shower over bath
- GCH/DG
- Shared rear garden

Offers Over : £195,000

espc / rightmove  / Zoopla /  /  / 

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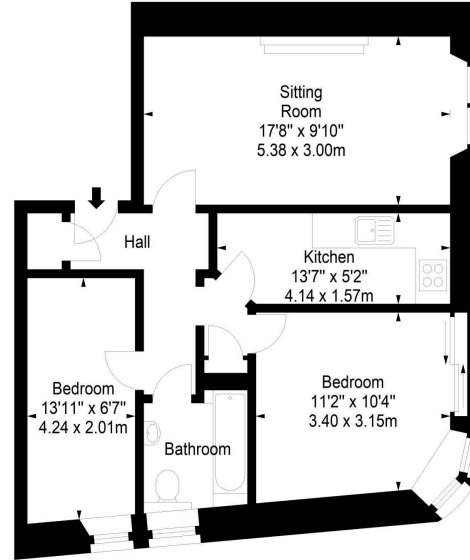




Watson Crescent,  
Edinburgh,  
Midlothian, EH11 1HE



Approx. Gross Internal Area  
611 Sq Ft - 56.76 Sq M  
For identification only. Not to scale.  
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Third Floor

**+** Extras  
No warranty is given regarding the services, systems or any appliances

 Buses  
Dundee Street - 1, 34, 35. Polwarth Gardens - 10, 27

 Shops  
A selection of shops on crossroads between Polwarth Gardens & Polwarth Crescent. Dundee Street. Bruntsfield & Morningside

 Schools  
Bruntsfield PS, St Cuthbert's RC PS, Boroughmuir High School, St Augustine's RC HS

 Parking  
Council residents parking permit

 Council Tax Band - B

 EPC - D

 Factor  
None

 Viewing  
Telephone Campbell Smith on  
0131 555 2999

**DISCLAIMER**  
While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.



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