

COULTERS[©]

26/5 WATSON CRESCENT

POLWARTH, EDINBURGH, EH11 1HF

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

26/5 Watson Crescent is a delightful, beautifully presented first floor flat, forming part of a traditional Victorian tenement building, situated in the ever popular area of Polwarth to the west of the city centre. The home has been lovingly upgraded by the current owner to create a stylish modern home that elegantly combines with period features.

The welcoming open plan sitting room / kitchen is decorated in tasteful neutral tones, with an engaging timber mantelpiece and cast iron, tiled insert forming a lovely focal point in the room. Attractive laminate flooring bounces the light into the room, whilst there is space for a table and chairs.



KEY FEATURES



Beautifully presented first floor flat.



An extremely engaging double bedroom and boxroom.



Well maintained shared rear garden.



Resident's on street permit holder parking.



Situated in the ever-popular area of Polwarth.



Excellent local amenities nearby.



EPC Rating - C



Council Tax Band - B



The kitchen area has a series of wall and base mounted cabinetry with a stylish metro-style splashback. The integrated appliances comprise: gas hob, electric oven, extractor hood, washing machine and dishwasher. The charming, spacious double bedroom boasts a lovely original cast iron fireplace in addition to a sanded and varnished floor, in addition to benefitting from superb fitted wardrobe space along one wall. The boxroom is currently utilised as a charming study. A sleek, contemporary shower room has been added by the owner with a large shower cubicle, floating wash hand basin, WC and heated towel rail.

Heating and hot water is provided by gas central heating and there is also double glazing. Externally, there is a shared garden to the rear of the property and resident's permit holder parking is available on the street outside.





THE LOCAL AREA

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.

EXTRAS

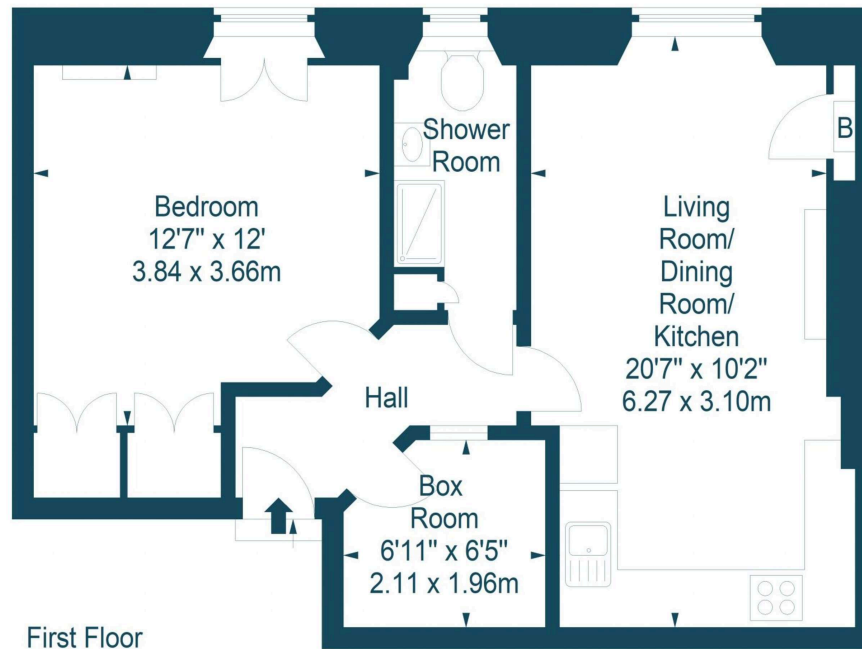
All light fittings, fitted flooring, integrated kitchen appliances, washing machine are included in the sale price.



**Watson Crescent,
Edinburgh,
Midlothian, EH11 1HF**



Approx. Gross Internal Area
519 Sq Ft - 48.22 Sq M
For identification only. Not to scale.
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First Floor

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0131 603 7333



enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.