



Solicitors & Estate Agents



Offers Over
£180,000

11 3F3 Watson Crescent

Polwarth | Edinburgh | EH11 1HB

A fantastic opportunity has arisen to acquire this charming one-bedroom top floor flat forming part of a well-maintained traditional tenement, in the popular and vibrant Polwarth district. Enjoying beautiful views, the property is conveniently located close to a superb range of local amenities and excellent transport links. Offering comfortable accommodation, it is ideally suited to first-time buyers, professionals, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming entrance hallway. The bright and airy lounge/diner enjoys a pleasant front-facing aspect and benefits from a useful Edinburgh press cupboard. There is also ample space for a small dining table and chairs, creating a comfortable space for both relaxing and entertaining. The modern kitchen is well appointed with a range of integrated and freestanding white goods, partial wall tiling in the splash areas, and space for a small breakfast table. The generous double bedroom offers plenty of room for freestanding furniture and a variety of layouts. Completing the accommodation is a practical shower room with full wall panelling, alongside a separate two-piece WC benefiting from a heated towel rail.

Further benefits include gas central heating, double glazing, and a secure door entry system.



Gardens & Parking

Residents can enjoy access to a shared rear garden with decking, which looks out over the Union Canal. Predominantly laid to lawn it provides a pleasant outdoor space to relax. Permit and metered on-street parking is available within the surrounding area for residents and visitors.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





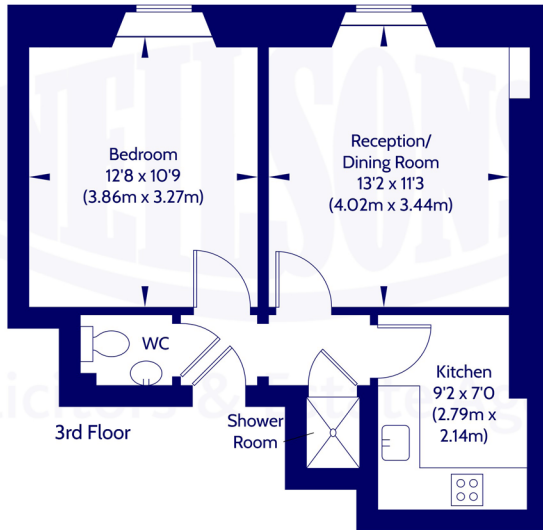
Location

The property is located within the sought-after area of Polwarth, less than 2 miles southwest of the City Centre. A range of local shops, eateries and other convenient services are on the doorstep. Bruntsfield and Morningside are within easy walks and Fountain Park Leisure Complex is close-by offering a Nuffield gym, cinema, restaurants and other entertainment. Harrison Park is less than a 10 minute walk with access onto the Union Canal. There are direct bus links into the city centre and Haymarket Train Station is a 20 minute walk away. The property is in the soughtafter catchment areas for Bruntsfield Primary School and Boroughmuir High School.





Approx. Gross Internal Floor Area 39 Sq M / 417 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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