

POLWARTH  
40/13 WATSON CRESCENT  
EH11 1ET



EPC RATING: C

OFFERS OVER £165,000



## BEAUTIFULLY PRESENTED ONE BED THIRD FLOOR FLAT IN POPULAR POLWARTH

This stylish one bedroom apartment would make an ideal home for first time buyers, investors, young professionals or students, being within easy travelling distance of Edinburgh, Napier & Heriot Watt universities. The spacious accommodation comprises of an open plan living/dining room, leading to a fully fitted kitchen with wooden units & appliances, a good-sized double bedroom with ensuite shower room, separate wc & utility area. Perfectly located close to Harrison Park and the Union Canal, with excellent amenities on your doorstep. The property is an easy walk into the city centre or there are great bus links.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Spacious open plan living/dining room with feature alcove & shelving, with lots of space for relaxing & entertaining
- Hall with utility area with washing machine
- Kitchen area with good range of wooden units & appliances and opening to the living room, letting in natural light
- Large double bedroom with trendy scaffold poles for hanging clothes
- Ensuite shower room with walk in shower, vanity sink unit, heated towel rail & feature floor tiling
- Separate cloakroom with wc, wash hand basin & feature floor tiling
- Gas fired central heating system from wall mounted combi boiler located in the kitchen
- Replacement upvc double glazed windows
- Communal rear garden with areas of shingle & patio together with raised beds & trees
- Resident permit parking in the street
- Well maintained stair with weekly stair cleaning

### AREA

Polwarth is a well-regarded residential area to the south of the city centre, popular with first time buyers and young professionals. The area has a superb range of local shops including a Sainsbury local, Tesco Metro, Margiotta & post office. There are also a good range of coffee shops, bars & restaurants in the vicinity. Wider shopping & amenities are available in nearby Bruntsfield & Morningside. Local leisure facilities are amazing, including the impressive Fountain Park Leisure Complex & Craiglockhart Leisure Centre. Tollcross, the West End & the city centre are also within easy walking distance and Harrison Park & the Union Canal walkway are all nearby, providing great outside spaces. Edinburgh, Heriot Watt & Napier Universities and the city's financial centre are just a short walk or bus journey away. There is secure on-street bike storage for hire in the area and a car sharing hire location. Numerous bus services are available from the main roads and there is easy access out to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated fridge & washing machine are included in the sale.

### HOME REPORT VALUATION

£175,000

Living/dining room	14'6 x 11' (4.42 x 3.35m)
Kitchen area	13'4 x 4'8 (4.06 x 1.42m)
Bedroom 1	10'11 x 10'7 (3.33 x 3.23m)

### Contact:

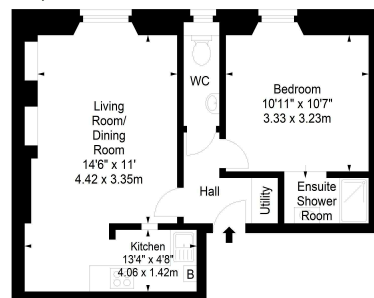
205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Watson Crescent,  
 Edinburgh,  
 Midlothian, EH11 1ET



Approx. Gross Internal Area  
 465 Sq Ft - 43.20 Sq M  
 For identification only. Not to scale.  
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Third Floor

