



29(2f4) Watson Crescent, Edinburgh, EH11 1EY



Welcome

Welcome to Watson Crescent, a fabulous, well-proportioned one bedroom second floor flat forming part of a traditional tenement building with secure entry system, communal rear garden, with permit and metered parking available. This property would be suited to the first time buyer or indeed an excellent investment opportunity. Watson Crescent is conveniently located in the Polwarth area of Edinburgh and is set directly beside the Union Canal and National Cycle Route 75, whilst being just a short walk from Fountain Park, which is home to a cinema, bars and restaurants, and other leisure facilities. Transport links are close by and the fashionable West End of Edinburgh city centre can be easily reached on foot. The property is presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway.
- Open plan living/kitchen and dining.
- Double bedroom with built in storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Communal gardens.
- Metered and permit parking available.





Polwarth

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles south-west of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park,

Extras

All contents with the exception of the paintings are included in the sale.

Get in touch

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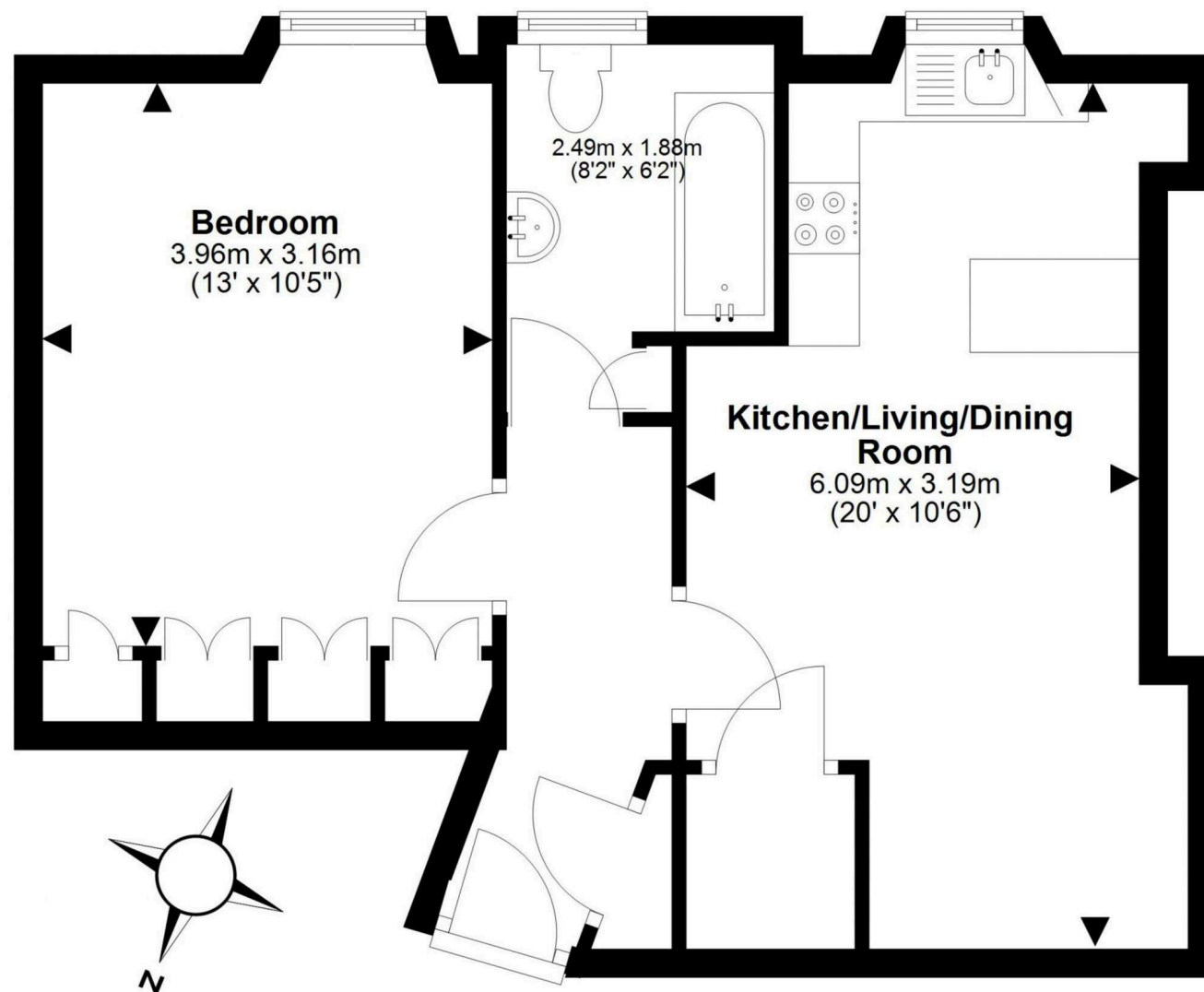
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.