McEwan Fraser Legal
Solicitors & Estate Agents

37/1 Watson Crescent

POLWARTH, EDINBURGH, EH11 1EX



Traditional Edinburgh charm with exciting potential in a prime city location



0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this traditional ground-floor tenement flat, offering a fantastic opportunity for a discerning buyer to acquire a characterful home in a highly sought-after location. Situated within easy walking distance of Harrison Park and the Union Canal, and conveniently close to Edinburgh city centre, the property combines classic period charm with superb everyday convenience.

Internally, the flat would now benefit from a degree of modernisation, making it an ideal purchase for a first-time buyer, investor, or anyone keen to put their own stamp on a new home.

THE LIVING ROOM / KITCHEN





The accommodation centres on a bright, neutrally presented lounge, flooded with natural light and offering generous space for a large sofa and additional furnishings. The kitchen is positioned just off the living area and features a good selection of base and wall-mounted units, providing ample storage and preparation space.

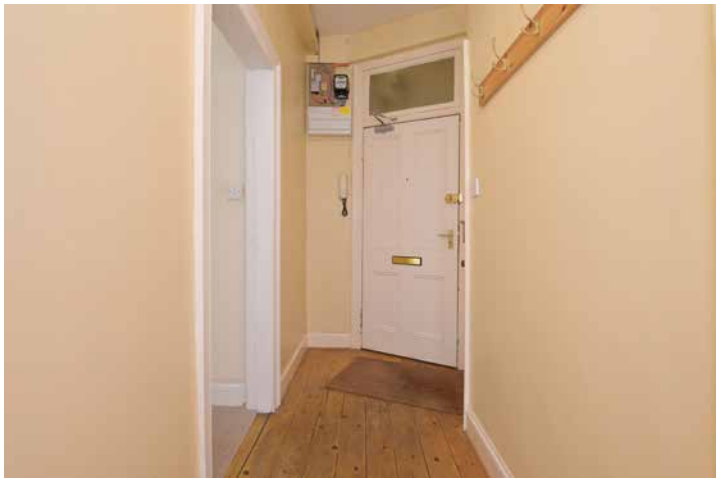












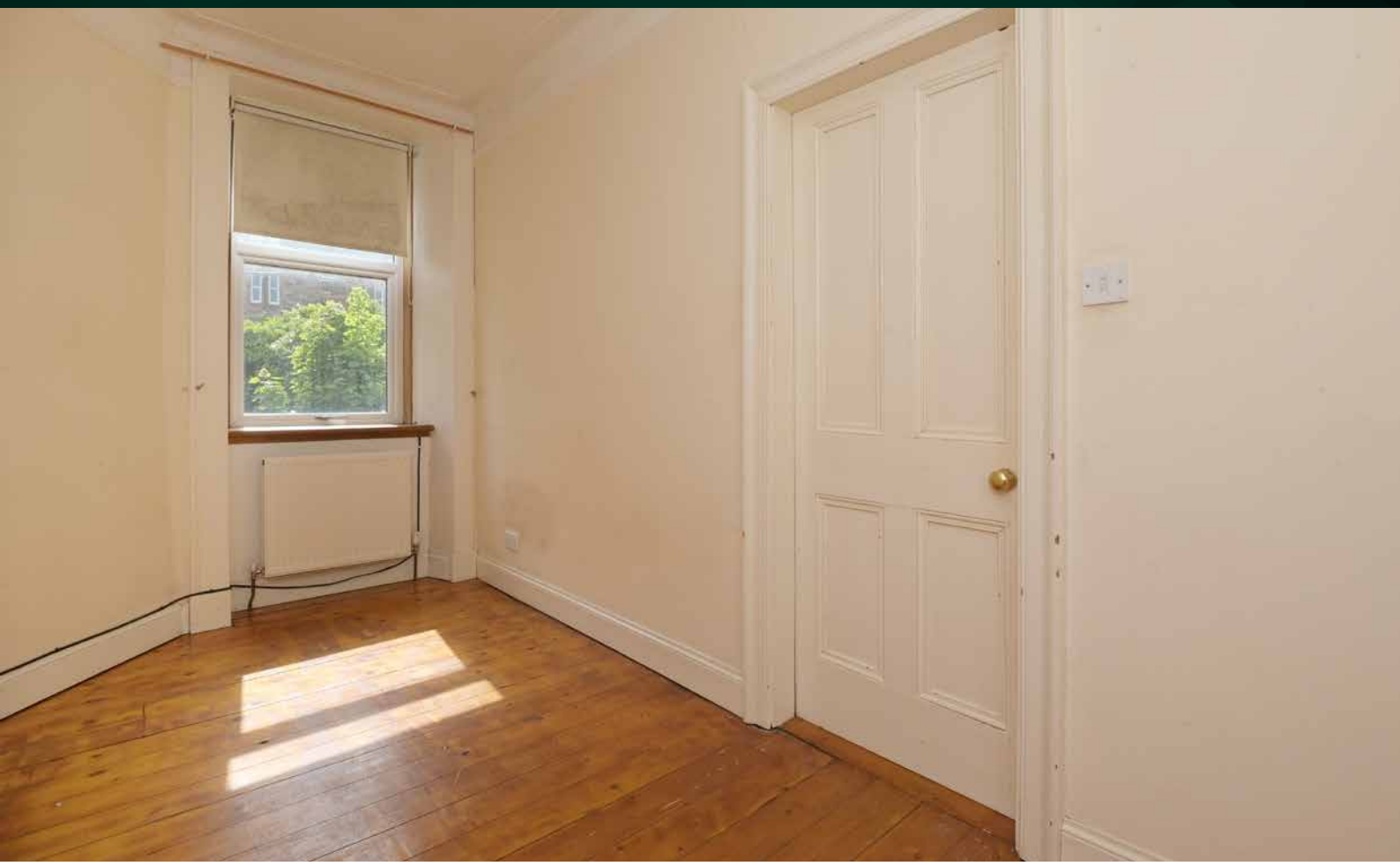


The bedroom is a spacious double, enhanced by attractive exposed wooden floorboards and neutral décor, with plenty of room for a full complement of bedroom furniture. The accommodation is completed by a contemporary shower room.

THE SHOWER ROOM



THE BEDROOM





Further benefits include gas central heating, double glazing, a secure entry system, access to a communal rear garden, and ample permit parking available on the surrounding streets.

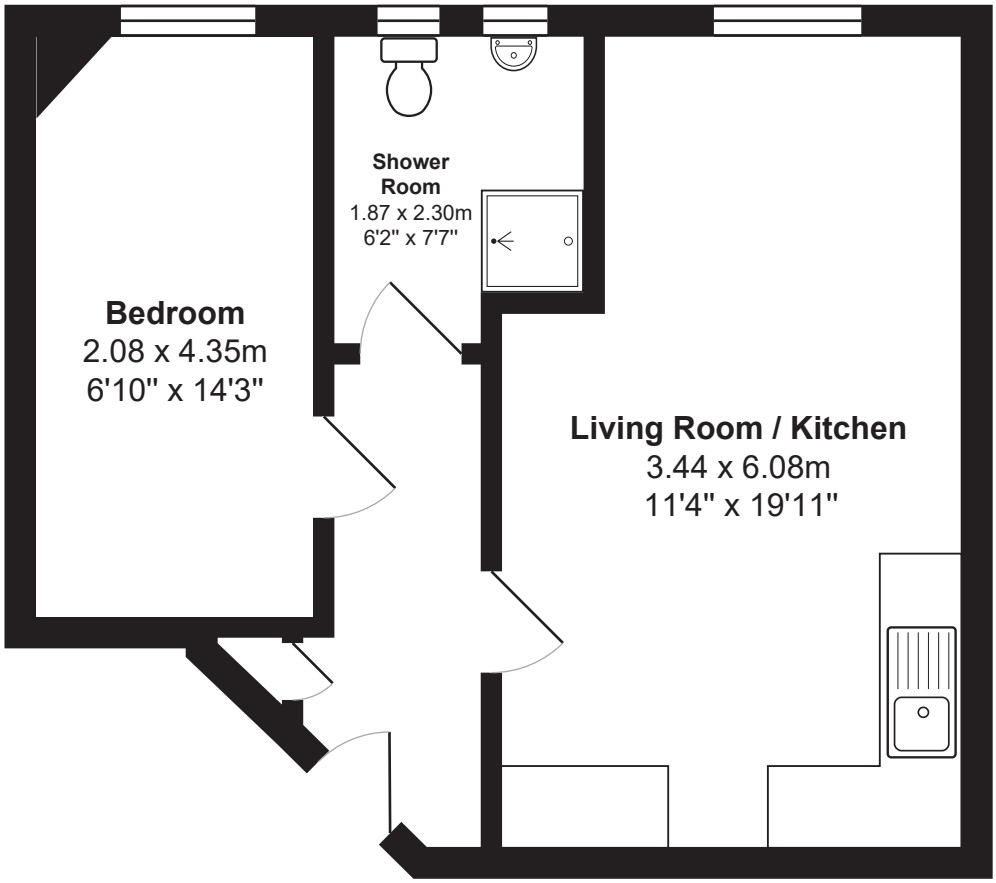
EXTERNALS





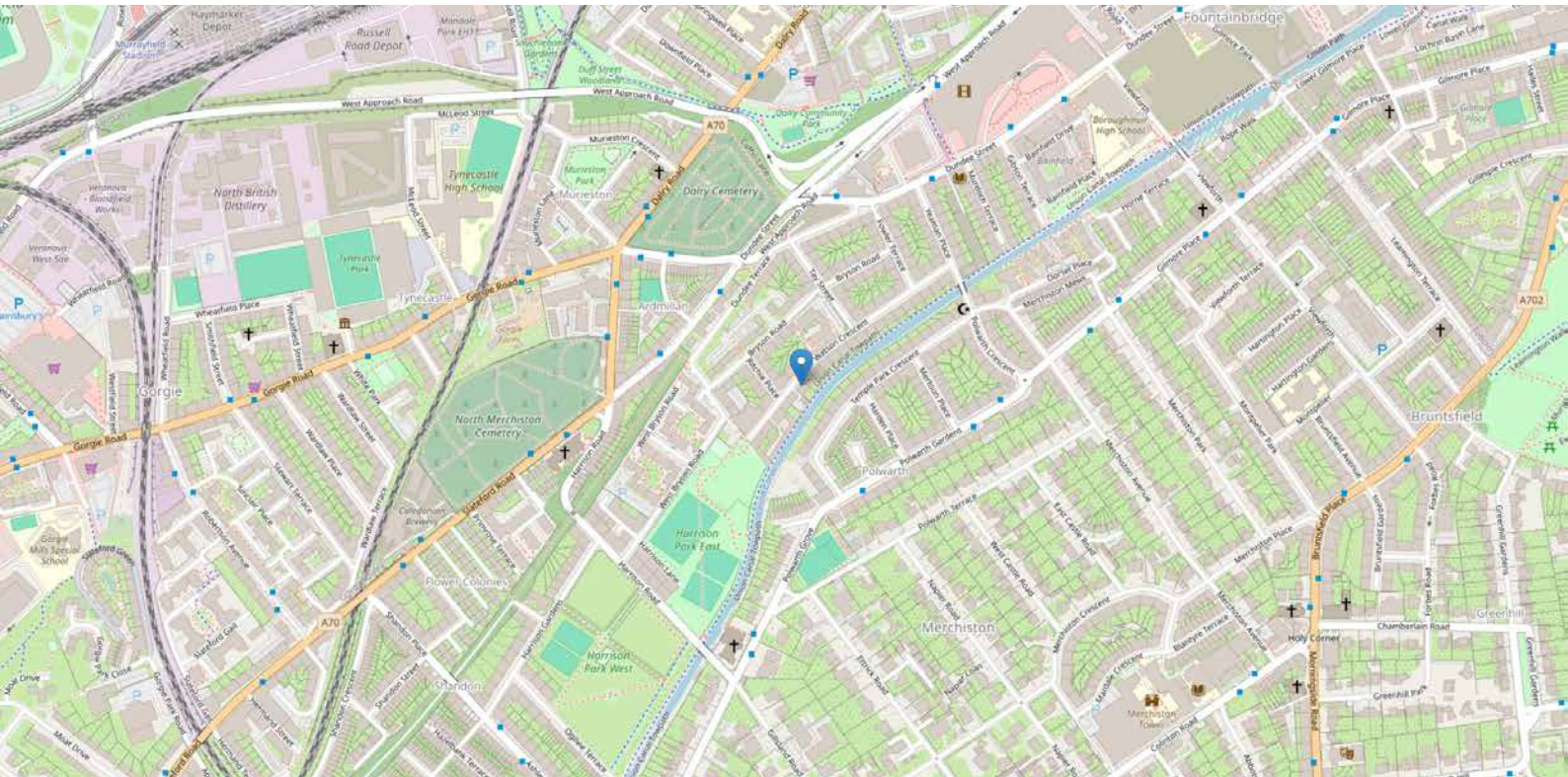


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 40m^2 | EPC Rating: D



THE LOCATION

Situated on Watson Crescent in the ever-popular Polwarth district, this property enjoys a prime residential position just southwest of Edinburgh's vibrant city centre, making it particularly appealing to first-time buyers, young professionals, and investors alike. The area is renowned for its attractive tenement architecture, leafy streets, and strong sense of community, all while being within easy reach of the capital's key commercial, cultural, and leisure destinations.

Connectivity is a major strength of this location. Regular and reliable bus services operate along nearby main routes, offering swift access to the city centre, Haymarket railway station, and further afield. Haymarket itself is a key transport interchange, providing mainline rail services across Scotland and the UK, as well as tram connections that run directly to Edinburgh Airport. For those who commute or travel frequently, this level of accessibility is a significant advantage.







Polwarth strikes an ideal balance between urban convenience and access to green space. Just a short stroll away lies the picturesque Union Canal, a much-loved local amenity offering a tranquil waterside setting for walking, jogging, or cycling. The canal towpath provides a scenic and largely traffic-free route leading east into the city centre or west towards suburban and countryside paths. Nearby Harrison Park is another local highlight, featuring open lawns, mature trees, and a friendly atmosphere that makes it ideal for picnics, casual sports, or simply relaxing outdoors during the warmer months.

The neighbourhood itself boasts a vibrant and steadily growing selection of independent cafés, restaurants, and bars, particularly around Polwarth Gardens and into neighbouring Bruntsfield. Here, residents can enjoy everything from artisan coffee shops and brunch spots to popular eateries and cosy pubs. For everyday essentials, there are several well-stocked convenience stores and supermarkets within easy walking distance, ensuring daily needs are easily met.

A short distance further brings you to Morningside, one of Edinburgh's most sought-after neighbourhoods, known for its village-like charm and excellent range of amenities. This includes boutique shops, independent retailers, artisan food stores, and familiar high street brands, as well as a selection of cinemas, gyms, and cultural venues.

With its combination of excellent transport links, proximity to green spaces, strong local amenities, and a lively yet relaxed community atmosphere, this location offers an exceptional quality of life. It is ideally suited to those looking to enjoy the very best of Edinburgh living while benefiting from a well-connected and characterful residential setting.







McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR
THE SUNDAY TIMES
THE TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.