



31 (2F4) Watson Crescent, Edinburgh, EH11 1EY

Beautifully presented one-bedroom second-floor flat forming part of a traditional Victorian stone tenement, located within the highly sought-after area of Polwarth. While the property would benefit from some cosmetic upgrading, it offers excellent potential and retains many charming original period features, providing warmth, character, and appeal. The flat would make an ideal city apartment, particularly given its close proximity to the excellent amenities of nearby Bruntsfield and Morningside. The property lies within the catchment area for Bruntsfield Primary School and Boroughmuir High School.

The accommodation comprises:

- Entrance hall with shelved storage cupboard
- Spacious open-plan living, dining and kitchen area featuring a range of fitted kitchen units, laminate worktops, and appliances including an electric cooker and fridge; utility cupboard housing the washing machine
- Traditionally styled shower room with wash hand basin, WC, and shower enclosure
- Generous double bedroom with ornate coricing and a window overlooking the communal gardens

Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Exterior

To the rear of the property is an extensive south-east facing shared garden, attractively landscaped and equipped with communal clothes drying facilities. On-street residents' permit parking and metered parking are available.

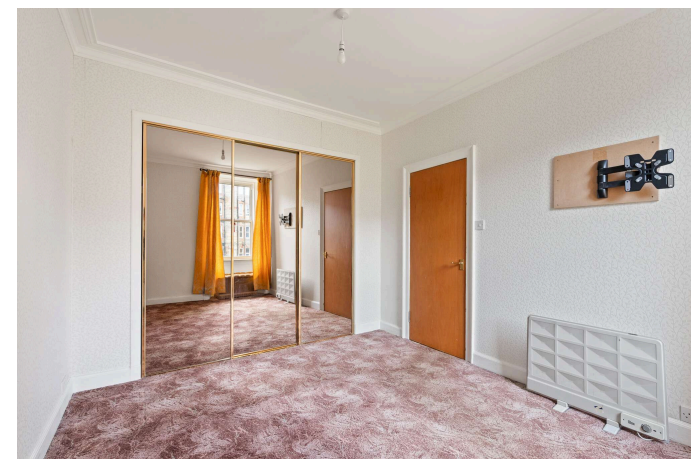
Location

Polwarth is situated approximately two miles south-west of Edinburgh City Centre and offers a variety of local shops and conveniences along Polwarth Gardens. A wider selection of amenities, independent retailers, cafés, and restaurants can be found in nearby Bruntsfield and Morningside. Frequent bus services operate along Polwarth Gardens and Dundee Street, providing easy access to the city centre.

The nearby Fountain Park leisure complex offers a cinema, gym, ten-pin bowling, bars, and restaurants. The property is also well positioned for access to Heriot-Watt University, Edinburgh Napier University, and the University of Edinburgh.

Extras

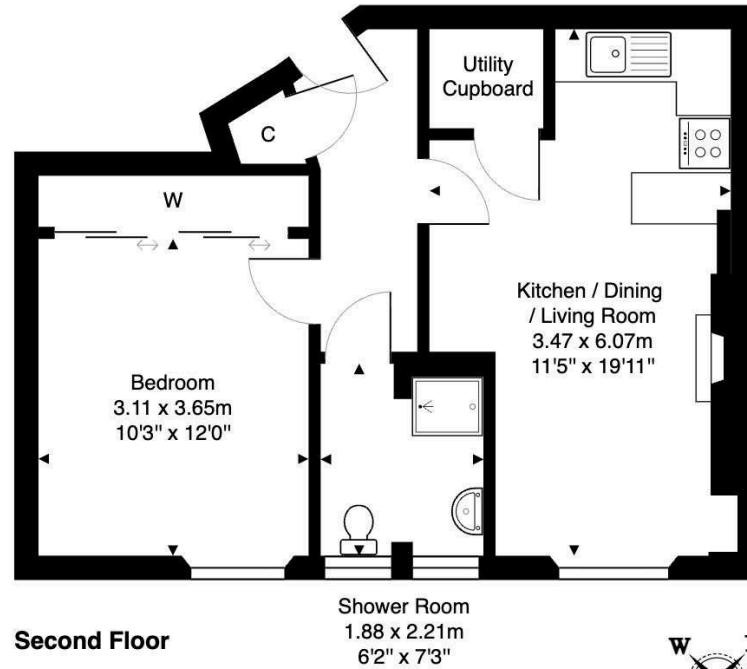
All blinds, fitted light fittings, and kitchen appliances are included in the sale.







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Total Area: 43.8 m² ... 472 ft²

All measurements are approximate and for display purposes only.



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ESTATE AGENTS

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