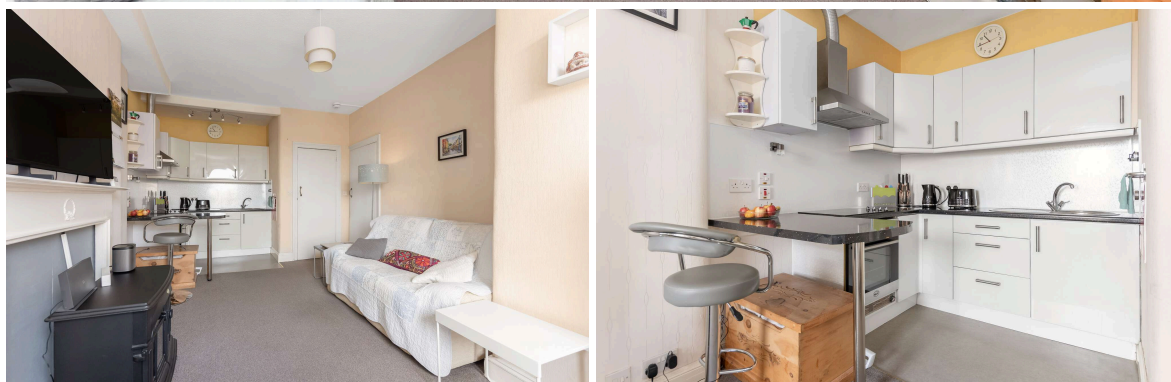




27 (2F3) Watson Crescent
POLWARTH | EDINBURGH | EH11 1EY


warners
solicitors & estate agents

PERMIT HOLDERS ONLY



27 (2F3) Watson Crescent

POLWARTH | EDINBURGH | EH11 1EY

Viewing is highly recommended of this most appealing and superbly presented second floor flat within a traditional tenement, offering bright and spacious accommodation perfect for the first time buyer. The street is particularly sought after, running alongside the Union Canal's walk/cycle route, with the green expanse of Harrison Park only a short walk away.

- Ideal first time purchase
- Sought after residential area
- Great local amenities and transport links into the City Centre
- Lovely open outlook from the spacious Living/dining room featuring a mantelpiece/electric fire
- Fashionably open plan kitchen attractively fitted with white gloss units and contrasting worktops/breakfast bar
- Handy utility/larder providing good storage space
- Double sized bedroom
- Twin windowed wetwalled bathroom with mixer shower
- Entrance hall with shelved cupboard
- Gas central heating
- Double glazing
- Security entry phone system
- Shared rear garden
- Permit parking on street

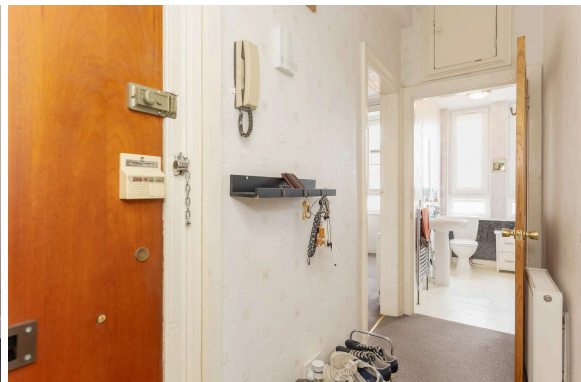
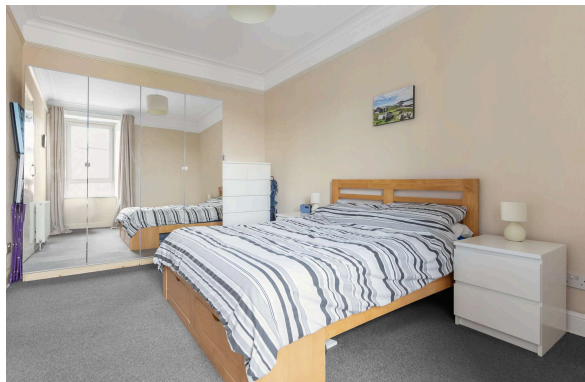
Energy Rating C, Council Tax B

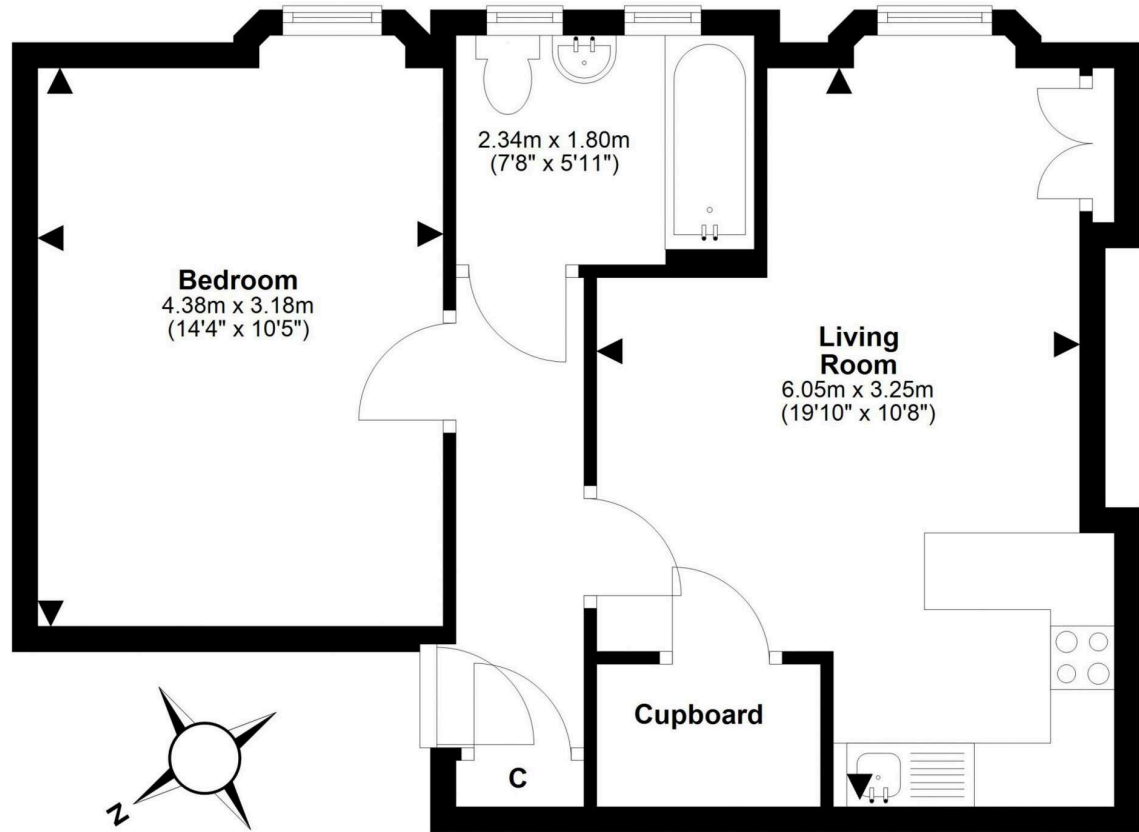
Extras included in the sale are all curtains and blinds, washing machine, fridge, sofa and wardrobe, drawers and bedside cabinets in the bedroom.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Polwarth is a much respected residential area approximately two miles south-west of Edinburgh's bustling City Centre. It is well served by a selection of local shops, including Margiotta's Food and Wine store and a Scotmid Co-op. For larger shopping trips, there's a choice of supermarkets - Sainsbury at Westfield Road, Aldi on Gorgie Road and Asda at Chesser. Leisure facilities are excellent, with Fountain Park showcasing a Cineworld cinema, Nuffield gym, Genting Casino, Tenpin bowling, Gravity Trampoline Park and a range of pubs and eateries. The property is located close to the green open space of Harrison Park and the Union Canal walk/cycleways, with Bruntsfield Links only a little further afield. Polwarth is ideal for those connected with Napier and Edinburgh Universities. Regular bus routes run along the nearby main road into the city, where you'll find a superb choice of high street names and designer shops plus fashionable bars and restaurants. It's easy to reach Haymarket and the west end of the city, where you can access train and tram services into town or out to the Airport.





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.