



Solicitors & Estate Agents










Offers Over
£180,000

51/10 Watson Crescent

Polwarth | Edinburgh | EH11 1EW

A fantastic opportunity to acquire this exceptional third/top floor flat, forming part of an attractive traditional tenement in the highly sought-after area of Polwarth. Beautifully presented throughout, the property enjoys a superb location close to a wide range of local amenities, excellent transport links, and Edinburgh city centre. Offering stylish and versatile accommodation, this stunning home is ideally suited to first-time buyers and professionals alike.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - B



Description

The accommodation is presented to the market in true move-in condition and offers a stylish and comfortable home. In brief, the property comprises a secure entry system, welcoming entrance hallway featuring attractive original wooden flooring, a useful utility cupboard, and additional storage space. The light and airy reception/dining room provides an excellent space for both relaxing and entertaining, and flows seamlessly into the contemporary open-plan fitted kitchen, complete with appliances and charming open shelving. There is a well proportioned principal double bedroom and a good sized second bedroom, both offering comfortable accommodation, along with a bathroom fitted with a three-piece suite and electric shower over the bath. Further benefits include double glazing throughout.



Extras

The sale will include the following appliances: cooker, fridge, freezer & washing machine.

Gardens & Parking

Residents benefit from on street permit parking with further pay and display available for visitors, to the rear of the building there is a well maintained communal garden.

Viewing

By appointment through Neilsons (0131 625 2222).





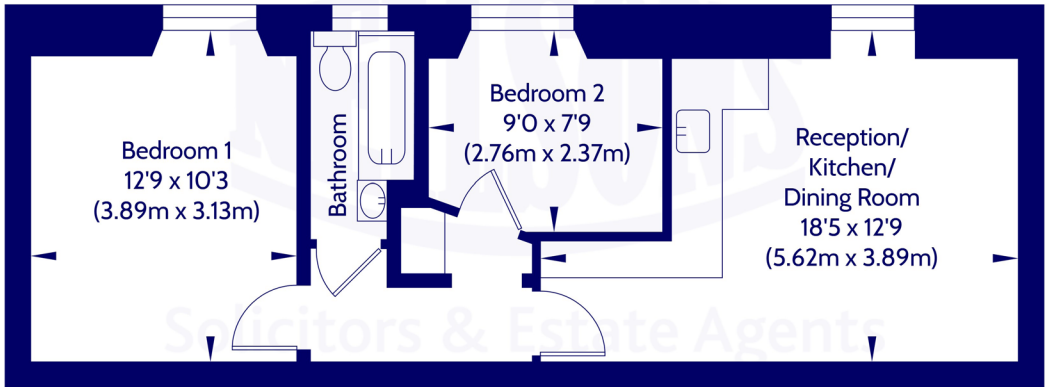
Location

The property is located within the sought-after area of Polwarth, less than 2 miles southwest of the City Centre. A range of local shops, eateries and other convenient services are on the doorstep. Bruntsfield and Morningside are within easy walks and Fountain Park Leisure Complex is close-by offering a Nuffield gym, cinema, restaurants and other entertainment. Harrison Park is close by with access onto the Union Canal. There are direct bus links into the city centre and Haymarket Train Station is also within walking distance. The property is in the soughtafter catchment areas for Bruntsfield Primary School and Boroughmuir High School.



Approx. Gross Internal Floor Area 43 Sq M / 460 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

