



Solicitors & Estate Agents



7/8 Watson Crescent

Polwarth | Edinburgh | EH11 1HD

A stylish first floor period flat brimming with character and benefiting from a picturesque canal side setting in Edinburgh's vibrant Polwarth area.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Communal garden
-  EPC rating – C
-  Council tax band - B



Description

The flat enjoys a central, high-amenity location within comfortable walking distance of Haymarket train and tram station, with a fantastic variety of amenities on the doorstep, including nearby Fountain Park and an excellent choice of eateries and pubs on Lothian Road and in neighbouring Bruntsfield.

Internally, the property is in attractive move-in condition and is accessed via a secure entry phone. In brief, the accommodation comprises a comfortable, light-filled reception room boasting delightful south-facing views over the Union Canal, wood flooring, fresh neutral décor and a shelved press. The room is semi-open-plan to a contemporary kitchen, complete with breakfast bar, wood worktops, Belfast-style sink and decorative splash tiling. The accommodation continues with a good-sized double bedroom, which also benefits from canal views, a versatile box room and a cleverly designed shower room with countertop basin, WC with pull-cord cistern, heated rail and shower enclosure.



Extras

All light fittings, curtains, integrated appliances and white goods will be included.

Gardens and Parking

To the rear there is a generously sized south facing communal garden which has a peaceful feel and enjoys views over the canal. Ample on-street permit parking is available on Watson Crescent and on some of the adjacent streets.

Viewing

By appointment through Neilsons (0131 625 2222).





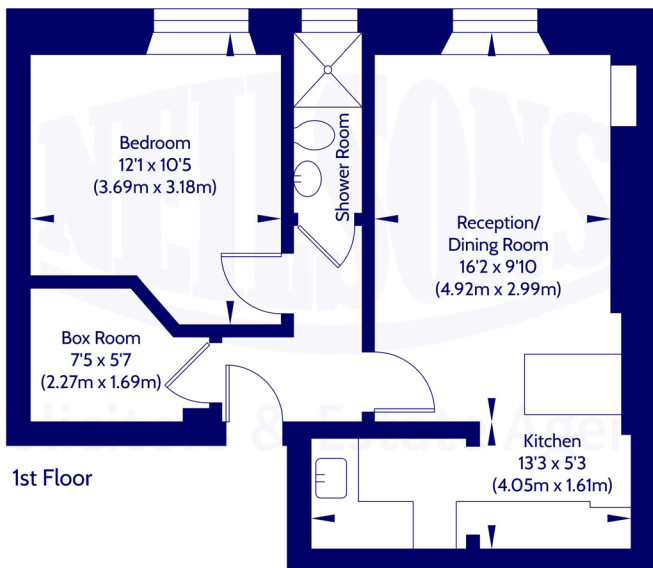
Location

The property is located within the sought-after area of Polwarth, less than two 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 reach together with the neighbouring Fountain Park Leisure Complex which houses a Nuffield gym, cinema, restaurants and other entertainment. The area has access to some charming green spaces including Harrison Park and walks along the canal towards the Lochrin Basin to the east and Meggetland Sports Complex to the west. There are direct bus links into the city centre and Haymarket Train Station is within comfortable walking distance.





Approx. Gross Internal Floor Area 43 Sq M / 459 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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