



Solicitors & Estate Agents



Offers Over
£165,000

27 (3F3) Watson Crescent

Polwarth | Edinburgh | EH11 1EY

A fantastic opportunity to acquire this well presented third/top floor flat, forming part of an attractive traditional tenement in the highly sought-after area of Polwarth. The property enjoys a superb location close to a wide range of local amenities, excellent transport links, and Edinburgh city centre.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation would undoubtedly appeal to first-time buyers, professionals and investors alike. In brief, the property comprises a secure entry system leading to a welcoming hallway with useful storage, a bright and airy reception room, and a modern open-plan fitted kitchen with tiled splashback and useful utility cupboard. There is a spacious double bedroom and a well-appointed bathroom featuring a three-piece suite with electric shower over the bath. Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven and 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 communal garden.

Viewing

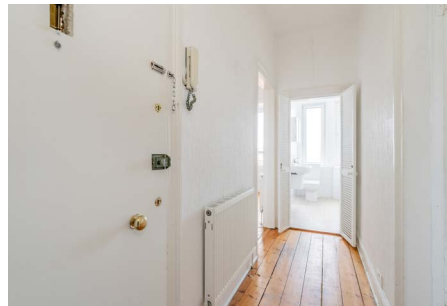
By appointment through Neilsons (0131 625 2222).





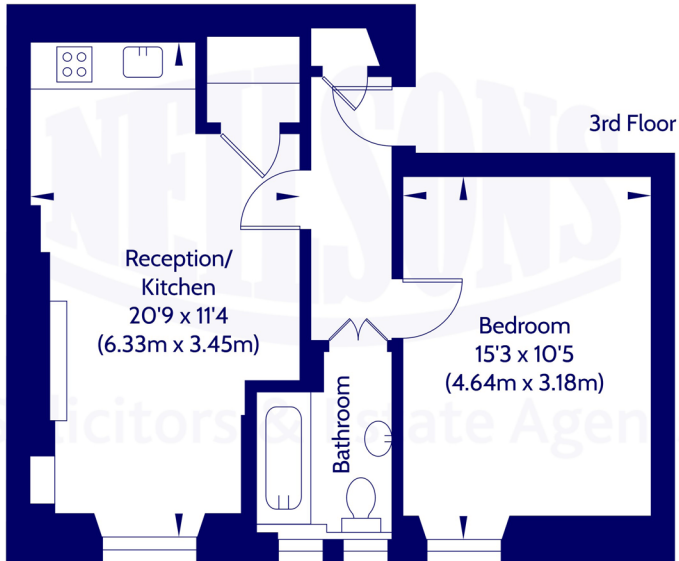
Location

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 tram from Haymarket provides convenient links to Edinburgh Airport and the city centre, while the nearby A70 connects easily to the City Bypass and wider motorway network.





Approx. Gross Internal Floor Area 43.17 Sq M / 465 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.



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



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