










Offers Over  
**£180,000**

## 30/10 Watson Crescent

Polwarth | Edinburgh | EH11 1HF

A fabulous opportunity to purchase this second floor, one bedroom apartment forming part of a well-maintained traditional tenement building, pleasantly positioned within the very popular and vibrant district of Polwarth. This contemporary apartment offers well-proportioned accommodation throughout. The property, which is set to the front of the building, enjoys a south facing aspect and will be of great appeal to a first-time buyer or buy-to let investor.

-  1 Bedroom
-  1 Public Room
- 1 Box Room
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway that provides access to the principal rooms of the home. The bright and spacious living room offers an inviting setting for relaxation and entertaining, with ample space for lounge furnishings and an attractive feature fireplace that adds character to the room. This flows naturally into a dedicated dining area, creating an ideal environment for everyday meals or hosting guests. The contemporary kitchen is well equipped with a range of modern wall and base units and benefits from integrated appliances including a dishwasher and fridge/freezer. The layout is both practical and stylish, offering good workspace and storage. The property also features a generously proportioned double bedroom with a charming feature fireplace, creating a comfortable and restful retreat. A versatile box room provides excellent flexibility and could be utilised as a home office, study, dressing room, or additional storage space depending on individual needs. Completing the accommodation is a modern bathroom fitted with a three-piece suite, including a bath with a mains shower over, complemented by contemporary finishes and a stylish ladder-style radiator.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Residents benefit from on street permit parking with further pay and display available for visitors, to the rear is a traditional tenement communal garden.

## Viewing

By appointment through Neilsons (0131 625 2222).





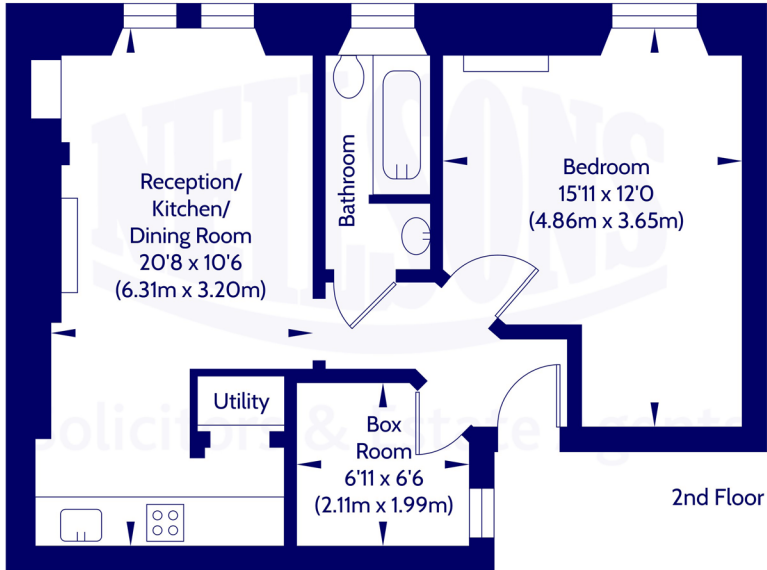
## Location

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. Bruntfield 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 less than a 10 minute walk with access onto the Union Canal. There are direct bus links into the city centre and Haymarket Train Station is a 20 minute walk away. The property is in the soughtafter catchment areas for Bruntfield Primary School and Boroughmuir High School.





Approx. Gross Internal Floor Area 48 Sq M / 519 Sq Ft.



2nd Floor

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.
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