

ALLINGHAM&CO

traditional values | modern practice

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espc

2F3, 33 Watson Crescent, EDINBURGH, EH11 1EX
1 RECEPTION | 1 BEDROOM | 1 BATHROOM | EPC: E

Location

This second floor flat is situated in Polwarth, a highly regarded district lying just south of the city centre with excellent transport links and amenities.

The property is surrounded by the exclusive areas of Bruntsfield and Morningside and there is an excellent range of local amenities including grocery shops, banks, delicatessens and a selection of well-regarded bars and restaurants all close by.

There are excellent transport links with regular bus services to and from the city centre and surrounding areas and Waverley and Haymarket Railway Stations are only a short distance away. Edinburgh city bypass allows quick access to Edinburgh International Airport and the central Scotland motorway network.

Local recreational facilities include Harrison Park, Merchiston Bowling Club, Fountain Park Leisure Complex, Edinburgh Quay and the Union Canal providing access to an extensive walk and cycle network leading to the Water of Leith. The open expanses of Bruntsfield Links and the Meadows are within easy reach.

There is good quality schooling nearby, with the property falling in the catchment area for Bruntsfield Primary School and Boroughmuir High School alongside private schooling. Edinburgh and Napier Universities are only a short distance away.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Bright living room/kitchen

Large double bedroom with built in storage

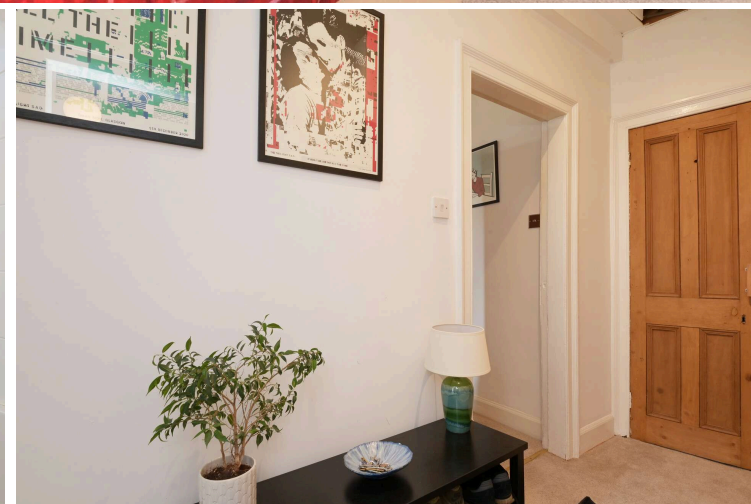
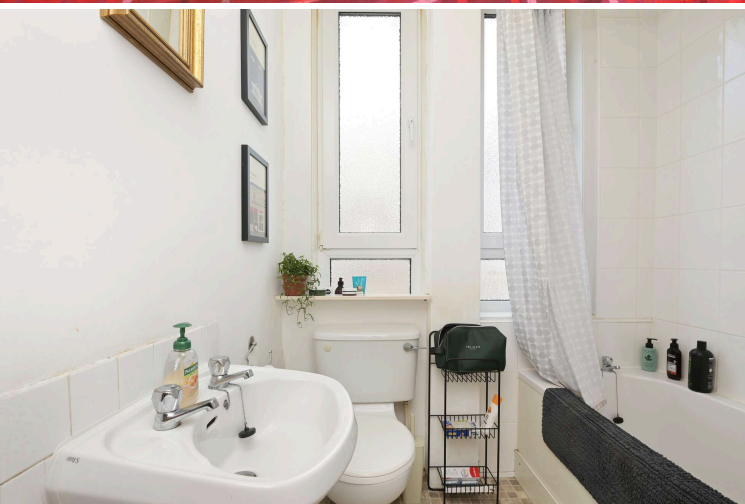
Bathroom with shower over bath, wash basin and WC

Extras features

Double glazing

Secure entry phone system

Communal gardens to the rear



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
45m²