



19/12 WATSON CRESCENT

Polwarth, Edinburgh, EH11 1HA



1
Public Room



1
Bedroom



1
Bathroom



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Introducing a one-bedroom second-floor flat which forms part of a traditional tenement building set directly beside the Union Canal and National Cycle Route 75. Providing buyers with a sought-after blank canvas of décor, the home is beautifully presented and finished to high standards throughout. It offers an open-plan reception area with an ultra-modern kitchen, a matching utility room, and an on-trend shower room with a three-piece suite. Furthermore, it has a lovely communal garden that gazes out across the Union Canal for an added air of tranquillity.

Situated in popular Polwarth, this city home has a fantastic location too, that will have high appeal amongst professionals, couples, and first-time buyers alike. It is just a brief stroll from the various entertainment facilities at Fountain Park, as well as excellent amenities and a choice of restaurants and bars. Edinburgh's fashionable West End is also within brisk walking distance, allowing easy access to the city centre. There are also regular bus links nearby for even swifter commutes. In addition, the home's canal-side setting, ensures plenty of opportunities for running, cycling, and gentle strolls.

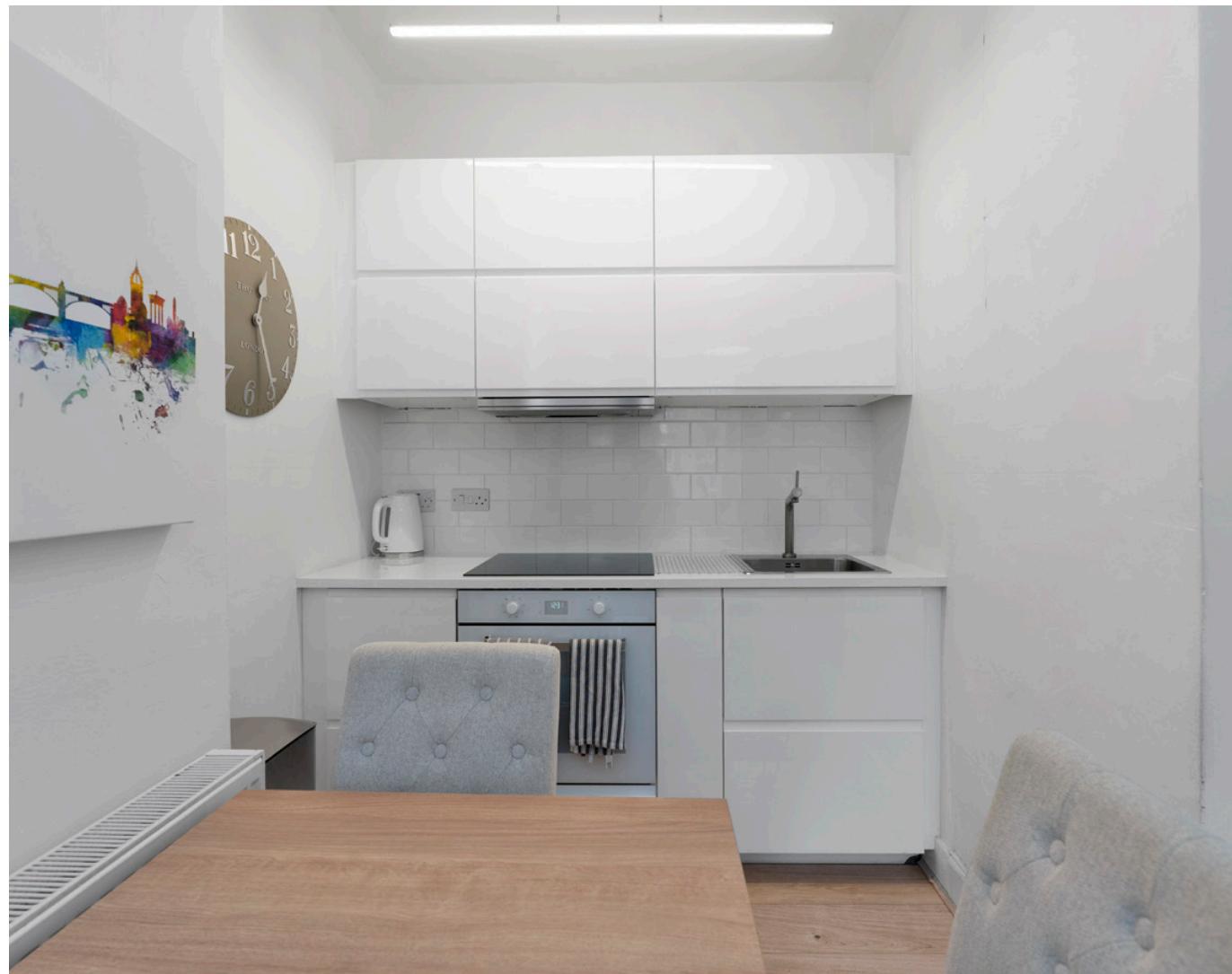




**C**EPC
RATING**B**COUNCIL
TAX BAND**VIEWING**
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A traditional second-floor city flat
- Peaceful views over the Union Canal
- Neutral interiors and modern finishings
- Welcoming hall with built-in storage
- Open-plan living room/breakfasting kitchen
- Separate utility room for discreet laundry
- Double bedroom with built-in wardrobe
- Modern three-piece shower room
- Low-maintenance communal garden
- Controlled permit parking (Zone S4)







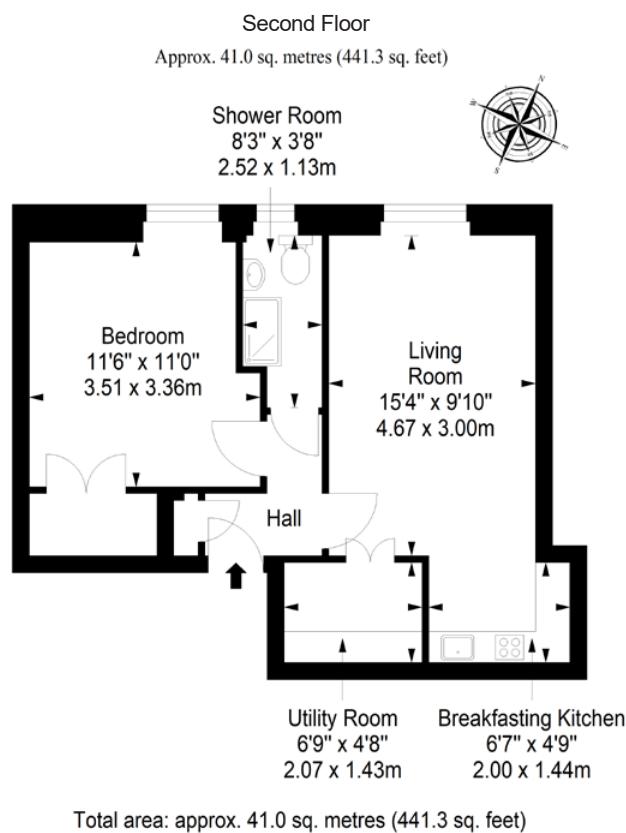


Extras: integrated kitchen appliances (oven, ceramic hob, extractor hood, and fridge), and an undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



POLWARTH, EDINBURGH

Enjoying a tranquil setting close to the picturesque Union Canal, yet conveniently situated just three miles southwest of Edinburgh's city centre, Polwarth is a popular base from which to live and work in the capital. This highly desirable residential district boasts an excellent range of everyday amenities, including shops, bars and bistros. In addition, the nearby Fountain Park leisure complex offers a multi-screen cinema, a state-of-the-art gym, family-friendly restaurants and pubs, and further attractions for all ages. Meanwhile, fashionable Bruntsfield Place is just a short stroll away and offers a fantastic selection of high street retailers, independent boutiques and eateries. Well-regarded state schooling options are available at primary and secondary level, whilst some of Edinburgh's most prestigious independent schools are within easy reach. Polwarth is ideally situated for those attending Edinburgh and Napier Universities, and for professionals connected to the financial district and city hospitals. Those who favour the fresh air are spoiled for choice with the idyllic canal on the doorstep, and Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses – including night buses – to the city centre and further afield. The sought-after area also offers quick and easy access to the City Bypass, Edinburgh airport and M8/M9 motorway network.



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