



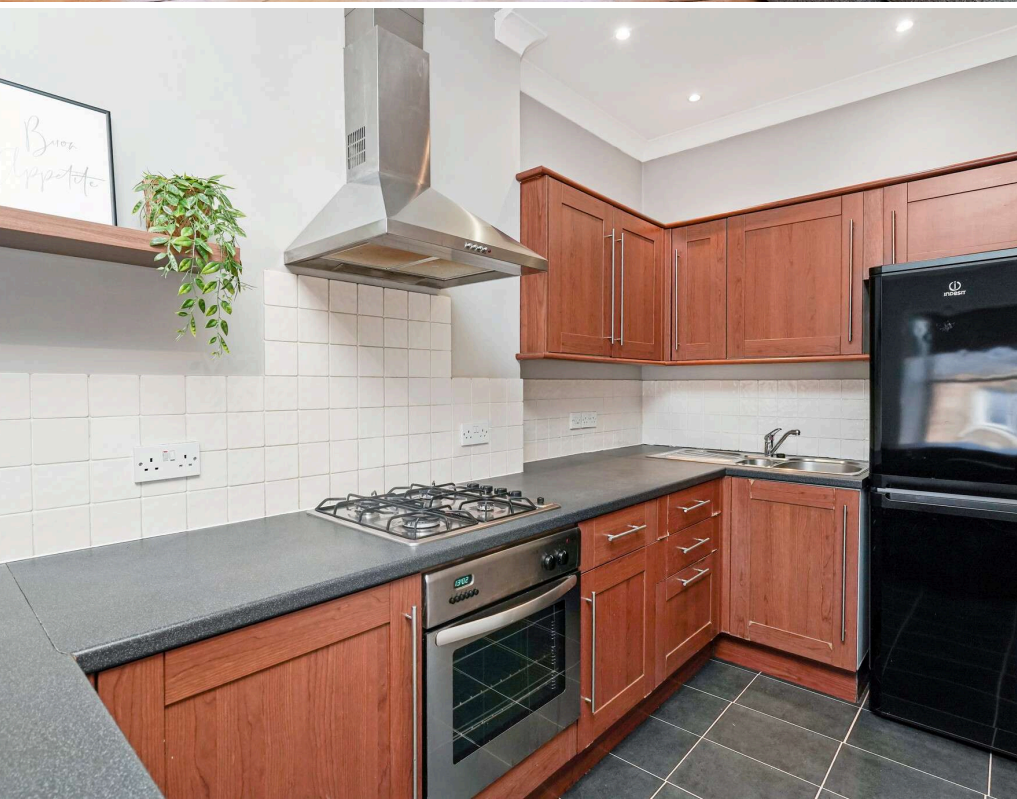
17/14 Watson Crescent, Edinburgh, EH11 1HA



Welcome

Welcome to Watson Crescent, situated within the highly desirable area of Polwarth, this well-proportioned two-bedroom top floor flat forms part of a traditional tenement building and offers bright, spacious accommodation ideally suited to first-time buyers, professionals, or investors. The property benefits from a generous and thoughtfully arranged layout, featuring an impressive open plan living, dining, and kitchen area. Externally, residents enjoy access to communal gardens, providing a pleasant outdoor space. Parking is available via a combination of permit and metered options, offering convenience for residents and visitors alike. The building itself is factored, ensuring the upkeep of communal areas is professionally managed.

- Reception hallway with a useful utility cupboard
- Open plan living dining and kitchen area
- Fully fitted kitchen to include white goods
- Two bedrooms with views to the Union Canal
- WC and wash hand basin
- Bathroom with wash hand basin and bath with shower over
- Gas central heating
- Sash and case windows
- Communal garden to the rear
- Secure entry system
- Permit and metered parking available





Polwarth

Watson Crescent is a quiet residential street set within the popular Polwarth area of Edinburgh, located just south west of the city centre. The area is well regarded for its leafy surroundings and strong sense of community, while remaining highly convenient for everyday amenities. Numerous local shops, cafés and services can be found nearby in Polwarth, Bruntsfield and Slateford, with larger retailers accessible at nearby Fountain Park and Craiglockhart. The location is well served by regular bus routes and offers straightforward access to Haymarket Station, the city bypass and major commuter routes. Excellent outdoor spaces including the Union Canal walkway, Harrison Park and Bruntsfield Links are all within easy reach, making the area particularly appealing to professionals, families and those seeking a balance of city living and green space.

Agent notes

The white goods in the kitchen, blinds and fitted floor coverings are included. Some other contents are available by separate negotiation.

The development is factored by Lowther with an approximate annual fee of £370 which does not include a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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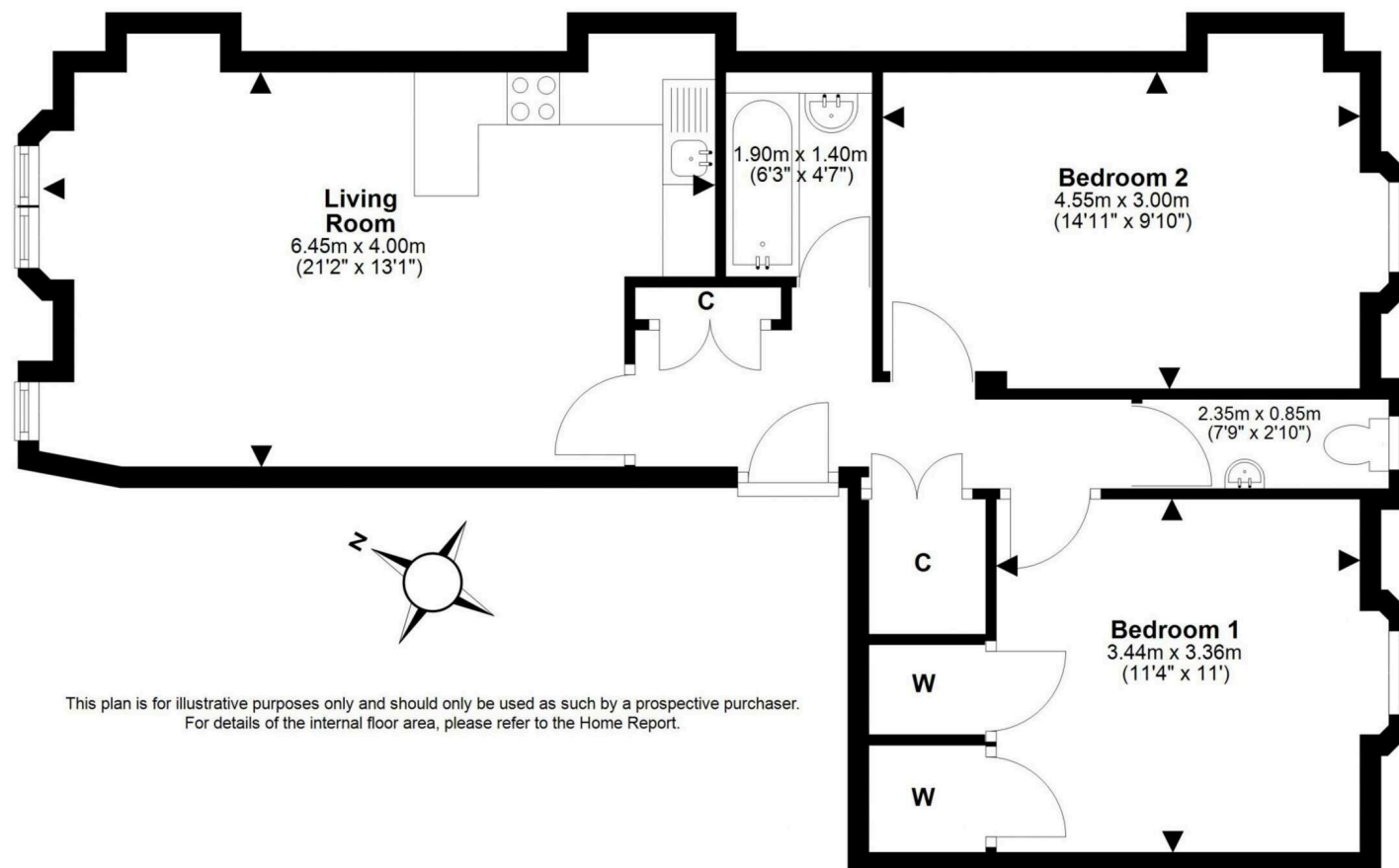
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.