



15/1 Watson Crescent, Edinburgh, EH11 1HA

Light & Tastefully Presented, One-Bedroom, Ground-Floor Flat

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Property Description

Light and tastefully presented, one-bedroom, ground-floor flat, set quietly to the rear of a traditional stone-built tenement, adjacent to the Union Canal. Conveniently located on a quiet side street, in the popular Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, a double bedroom, and a separate WC and shower room.

An ideal city centre starter home or buy-to-let, ideally placed for the business and University districts.

Features include a fitted kitchen with appliances, gas central heating, contemporary flooring, tall ceilings, and sash and case windows. In addition, there is a secure entry system, a well-kept communal hall, and a shared garden to the rear overlooking the Union Canal.

A welcoming entrance hall offers space for outerwear and affords access throughout the property. A bright, tastefully finished, southerly-facing living room features space for dining, wood effect flooring, and a central light fitting. Whilst, semi-open plan to the lounge, a fitted kitchen includes stone effect worktops, a sink with a drainer, and space for freestanding appliances.

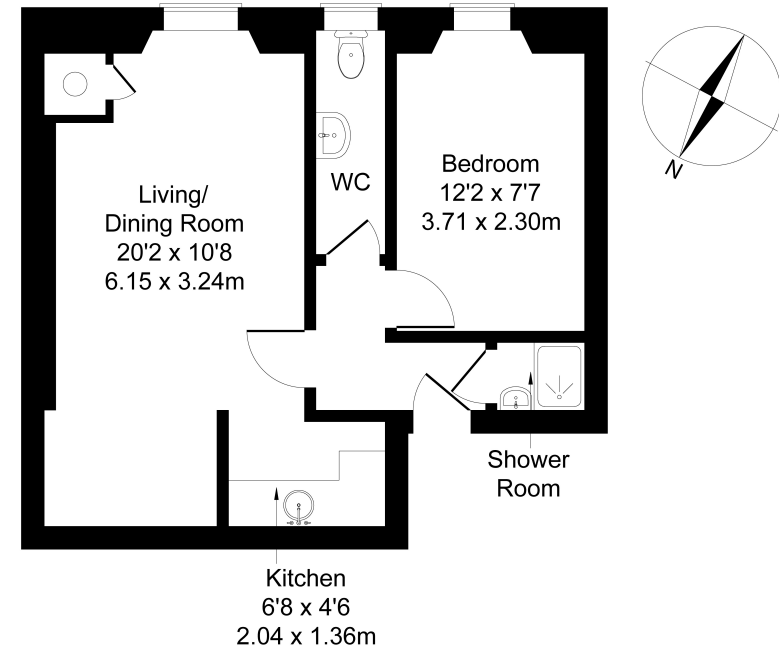
The double bedroom is finished with light decor and wood effect flooring; and offers ample space for freestanding furnishing. Completing the accommodation, the shower room is set internally off the hall, whilst a separate WC has a two-piece suite and a window.

All furnishings and appliances are available for inclusion in the sale by separate negotiation.



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Approximate Gross Internal Area: (441 sq ft - 41sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Polwarth is a popular area comprised mainly of impressive Victorian tenements, located just west of the city centre close to Tollcross and the West End. There is good local shopping throughout, with Tollcross and Dalry Road offering further amenities and supermarkets. Scenic walks and cycleways can be found along the Union Canal, whilst the Bruntsfield Links and the Meadows offer vast open green spaces. Neighbouring Morningside and Bruntsfield offer a vibrant mix of independent

specialist shops, cafes and bars and The Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and restaurants. Many attractions, businesses and educational institutions of Edinburgh Centre can be reached easily on foot, as can Haymarket Station with its connections via tram and rail for further onward travel. Regular bus services are also available from Dundee Street and Polwarth Gardens.





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