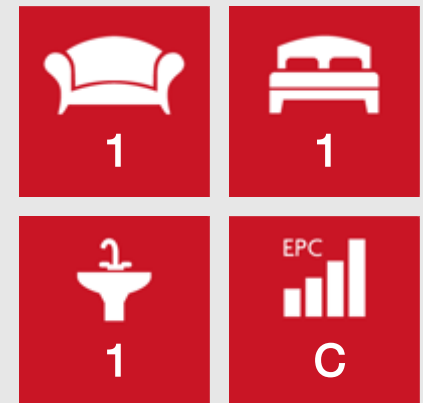




Thorntons 
The right way to move

15/1, Watson Crescent,
Edinburgh EH11 1HA





Summary

Well-proportioned ground flat forming part of a traditional tenement in the highly desirable Polwarth district of Edinburgh. Offering approximately 38 sq m (406 sq ft) of accommodation, the property comprises a bright living/dining room, fitted kitchen, double bedroom, separate WC and shower room. Benefits include gas central heating with a combi boiler, single glazed windows, access to a sunny communal drying green, and zoned and metered on-street parking. The gas cooker and automatic washing machine are included in the sale, making this an ideal purchase for first-time buyers, professionals or buy-to-let investors.

Features

- Ground-floor traditional tenement flat
- Bright and spacious living/dining room
- Separate fitted kitchen
- Double bedroom
- Shower room plus separate WC
- Gas central heating with combi boiler
- Sunny communal drying green to the rear
- Zoned and metered on-street parking
- Excellent Polwarth location
- Close to Fountain Park, the Union Canal, Haymarket Station and Edinburgh city centre

Room Measurements

Living/Dining Room: 19'1" x 9'10" (5.83m x 3.00m)

Kitchen: 6'8" x 4'6" (2.04m x 1.37m)

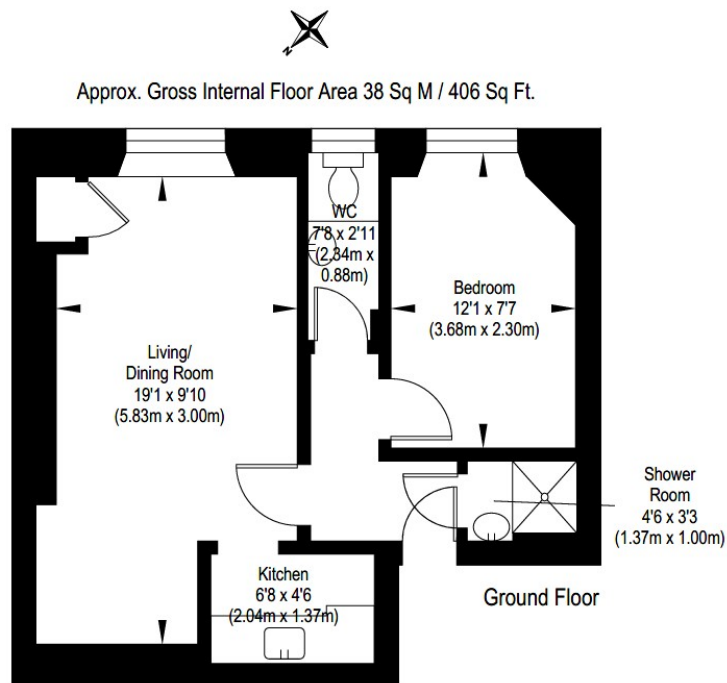
Bedroom: 12'1" x 7'7" (3.68m x 2.30m)

WC: 7'8" x 2'11" (2.34m x 0.88m)

Shower Room: 4'6" x 3'3" (1.37m x 1.00m)



Floorplan



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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