



Pf1, 31 Watson Crescent, Edinburgh, EH11 1EY

Beautifully Presented, One-Bedroom, Ground-Floor Flat

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Property Description

Beautifully presented, one-bedroom, ground-floor flat, set quietly to the rear of a traditional stone-built tenement. Conveniently located on a quiet side street, in the sought-after Polwarth area, just west of Edinburgh city centre.

Comprises an entrance hallway, a living/dining room and kitchen, a double bedroom, and a 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, modern gas central heating and double glazing.

In addition, there is a stylish bathroom, good storage, generous room sizes and tall ceilings.

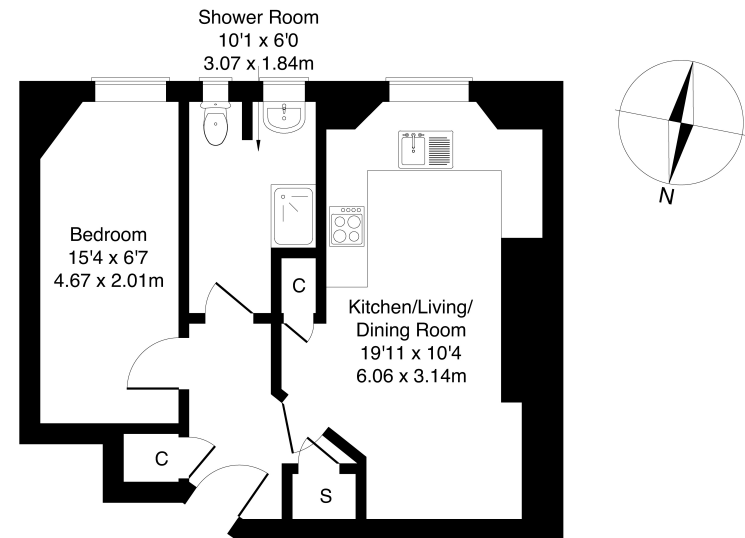
There is a secure entry system, a well-kept communal hall, and a secluded shared garden to the rear. All furnishings and appliances are available for inclusion in the sale by separate negotiation.

A welcoming entrance hall provides access throughout the property, creating a seamless and functional flow, while also featuring a convenient storage cupboard. The bright, open-plan living/dining room and kitchen are finished with light décor and carpeted flooring to the lounge area, further benefiting from a fireplace. There is a computer/study room set off to the side of the living room, allowing for a further flexible space. The kitchen features easy-maintenance flooring and a range of fitted units, complemented by stone-effect worktops, a sink with drainer, tiled surround, integrated oven and gas hob, along with a freestanding washing machine.

The bedroom continues the carpeted flooring from the hallway, providing a comfortable living space and is finished with light, natural décor throughout. Completing the property is the shower room, which features a three-piece suite including a shower cubicle, along with a practical ladder-style radiator.



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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 sought-after area located just west of Edinburgh city centre, characterised by its traditional Victorian tenements and strong sense of community. The area benefits from a wide range of local amenities and offers easy access to Tollcross, the West End and Dalry Road, all of which provide various shops, supermarkets and everyday services. The Union Canal runs through the area, offering picturesque walking and cycling routes,

while The Meadows and Bruntsfield Links provide further open green spaces. Nearby Bruntsfield and Morningside offer an excellent selection of cafés, bars and independent retailers. Fountain Park is also within close proximity, featuring a cinema, gym and restaurants. Excellent transport links are available via Haymarket Station, tram connections and regular bus services from Dundee Street and Polwarth Gardens.





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