

**25 2f2 Watson Crescent
Edinburgh EH11 1EZ**

Offers Over £160,000

- Generous living room
- Kitchen fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Large double bedroom with built in storage
- Fully tiled shower room fitted with two-piece suite and mains walk in shower
- Gas central heating and double glazing throughout
- Communal garden
- On-street permit parking

Council Tax Band: B

Tenure: Freehold



Flat

This well-presented one-bedroom tenement flat, located in the highly sought-after area of Polwarth with super links to the city centre, offers an excellent opportunity for first-time buyers. Early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious open-plan living, kitchen, and dining area—an ideal space for relaxing or entertaining friends and family. The kitchen is fitted with a range of floor and wall-mounted units, a gas hob and electric oven, and white goods, all of which are included in the sale. The generous double bedroom benefits from an excellent built-in cupboard, providing ample storage and additional wardrobes included in the sale. The fully tiled shower room is fitted with a two-piece suite and walk-in shower. Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. On-street permit parking is readily available, and residents also enjoy access to a communal garden. **Please note-** No warranties given for systems.

Polwarth is a highly sought-after location approximately 1.5 miles from the city centre, easily accessible by frequent bus services nearby. The bypass is a short drive away, offering convenient access to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools, including the highly sought after and popular Bruntsfield Primary, Boroughmuir High School and George Watson's College. For shopping, Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's superstore, and Lidl and Aldi stores are all within easy reach. The area also boasts a wide variety of recreational facilities, including Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre, and Fountain Park Leisure Complex, which offers a range of restaurants, a cinema, and a Nuffield Health Centre.

Viewing by appointment on 0131 337 1800

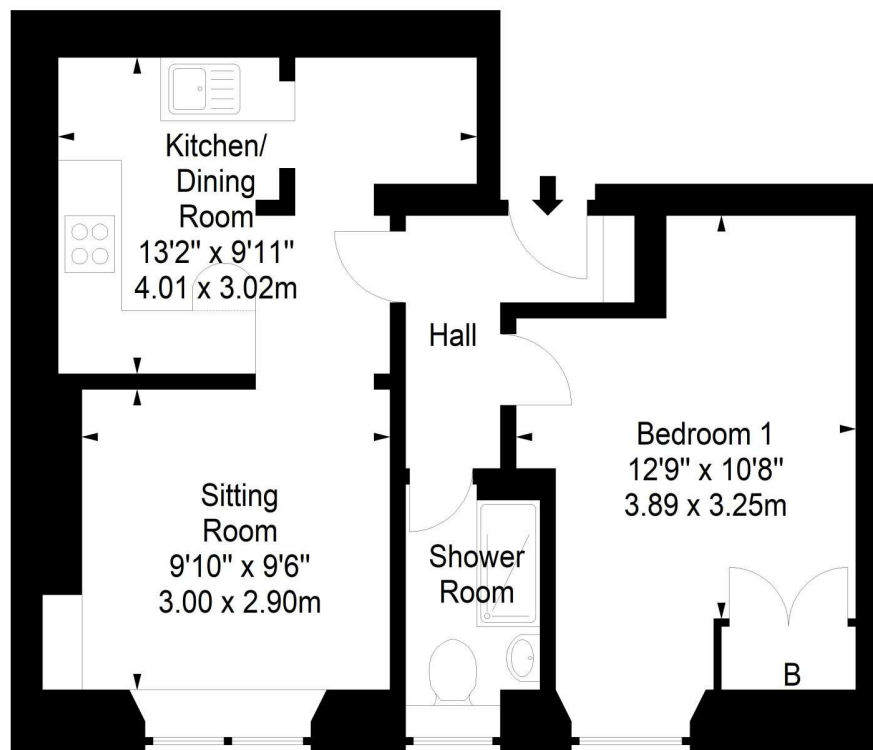
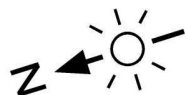




**Watson Crescent,
Edinburgh,
Midlothian, EH11 1EZ**



Approx. Gross Internal Area
452 Sq Ft - 41.99 Sq M
For identification only. Not to scale.
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Second Floor



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