



Solicitors & Estate Agents



Offers Over
£165,000

19/14 Watson Crescent

Polwarth | Edinburgh | EH11 1HA

Situated in the heart of the popular and vibrant Polwarth district, this charming one-bedroom, top-floor flat forms part of a well-maintained traditional tenement and offers bright, well-proportioned accommodation with fresh, tasteful décor throughout. Beautifully presented and enjoying a front-facing position, the property is conveniently located close to an excellent range of local amenities and transport links, making it an ideal choice for first-time buyers, professionals and buy-to-let investors.

-  1 Bedroom
-  1 Reception room
-  1 Bathroom
-  Shared garden
-  On-street parking
-  EPC Band – C
-  Council Tax Band - B



Description

The accommodation comprises a welcoming entrance hallway with excellent built-in storage and an attractive open-plan reception room/kitchen, featuring an electric flame-effect fire. The kitchen is fitted with an integrated oven, hob and fridge, with a washing machine also included. The generously proportioned double bedroom benefits from a walk-in wardrobe, providing excellent storage. The bathroom is fitted with a bath and shower over, while a separate WC with wash-hand basin offers additional convenience. Further benefits include gas central heating and full double glazing. Presented in fresh, neutral décor throughout, this appealing flat offers comfortable, practical accommodation and an excellent opportunity for first-time buyers.



Gardens & Parking

Residents can enjoy access to a shared rear garden/drying green, pebble chipped and paved for ease of maintenance and providing a pleasant outdoor space to relax. Permit and metered on-street parking is available within the surrounding area for residents and visitors.

Extras

The kitchen appliances are to be included in the sale.

Viewing

By appointment through Neilsons 0131 625 2222.



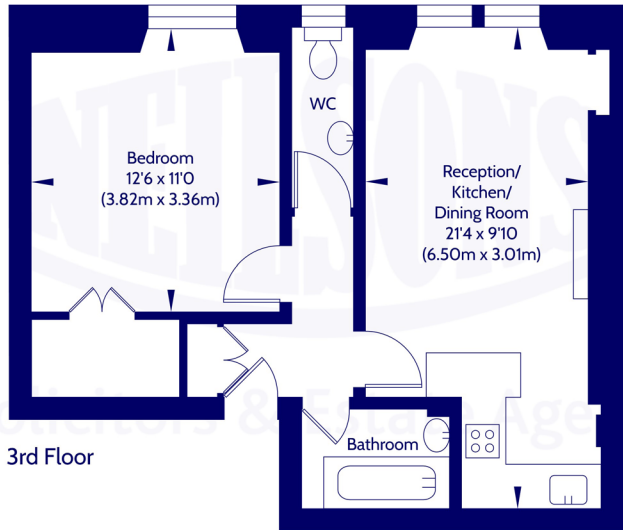


Location

The property enjoys an excellent location in the popular Polwarth district, less than two miles southwest of Edinburgh City Centre. Ideally situated for first-time buyers, the area offers a fantastic range of local shops, cafés, bars and restaurants, with the vibrant neighbourhoods of Fountainbridge and Bruntsfield both within easy walking distance. Nearby Fountain Park provides a variety of leisure and entertainment facilities, including a gym, cinema and restaurants, while Harrison Park and the Union Canal offer lovely green spaces and scenic walking and cycling routes. Excellent public transport links provide easy access to the city centre and beyond, with Haymarket Railway Station also approximately a 20-minute walk away.



Approx. Gross Internal Floor Area 43 Sq M / 459 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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