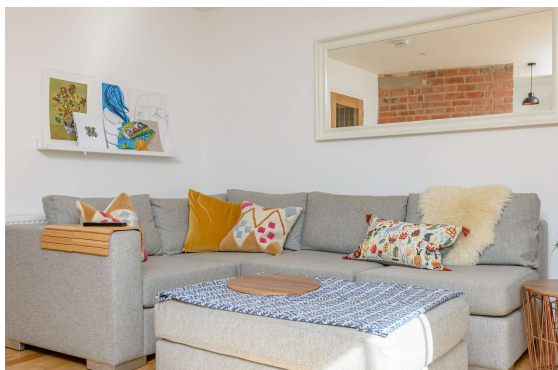


**6 Watson Crescent Lane
Edinburgh EH11 1FB**

Offers Over £340,000

- Exceptional two bed main door flat
- Open plan lounge kitchen & diner
- Two double bedrooms - Master en-suite
- Family bathroom with shower over bath
- Ample storage
- Gas central heating
- Double glazing

Council Tax Band: E
Tenure: Freehold



Exceptional two bed maindoor Flat

6 Watson Crescent Lane presents a rare opportunity to purchase a superb two-bedroom home, presented in true walk-in condition and set within a modern development in the highly sought-after Polwarth area of Edinburgh. Enjoying a peaceful position with attractive views towards the Union Canal, the property is ideally located close to excellent local amenities, convenient transport links and the beautiful green spaces of Harrison Park and the union canal walkways, making it an ideal choice for a wide range of buyers.

The heart of the home is the bright and spacious open-plan lounge, kitchen and dining area, beautifully designed for both relaxing and entertaining. Featuring an attractive exposed brick feature wall and breakfast bar, this impressive space enjoys a picturesque window which opens up onto the Union Canal and provides an ideal setting for modern living. The well-equipped kitchen features an induction hob, electric oven, integrated fridge freezer and dishwasher, complemented by a large pantry providing excellent storage space. There are two generously proportioned double bedrooms, providing comfortable and versatile accommodation. Both bedrooms enjoy a peaceful outlook towards the Union Canal and generous built in storage. The main bedroom benefits from a luxurious en-suite and walk in wardrobe together with a large built-in storage area. A contemporary bathroom comprising a three-piece suite and rainwater shower over the bath completes the accommodation. Property benefits from double glazing and gas central heating. Externally the property has its own ground level front door.

Polwarth is a highly sought-after residential area located just 1.5 miles from Edinburgh city centre, offering an excellent range of local amenities and transport links, making it a popular choice for professionals, families and students alike. Frequent bus services provide easy access across the city, including convenient routes to Heriot-Watt University, Edinburgh Napier University and the University of Edinburgh, while the nearby City Bypass connects to Edinburgh International Airport and the M8, M9 and M90 motorway networks. Residents enjoy a wide selection of shops and supermarkets, including Edinburgh West Retail Park, a 24-hour ASDA, Sainsbury's, Lidl and Aldi. The area also offers excellent leisure opportunities, with Harrison Park, the Union Canal, Craiglockhart Leisure Centre and Fountain Park all within easy reach.

Viewing By appointment 0131 337 1800

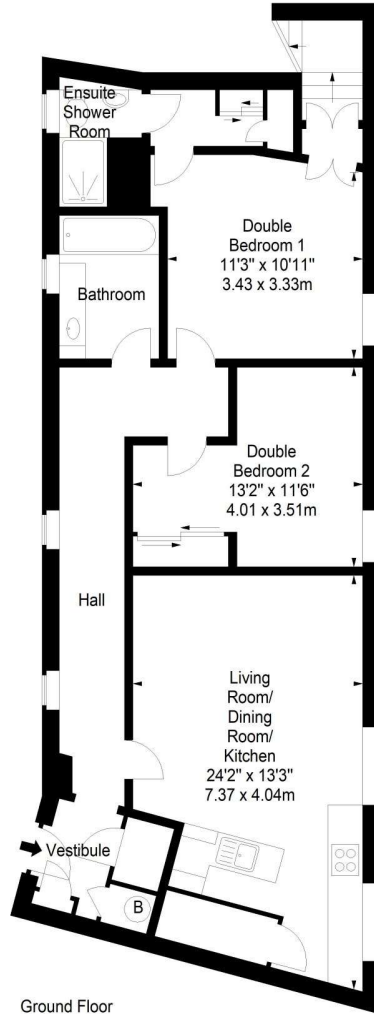




Watson Crescent Lane,
Edinburgh,
Midlothian, EH11 1FB



Approx. Gross Internal Area
893 Sq Ft - 82.96 Sq M
For identification only. Not to scale.
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