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Offers Over

£180,000

35/9 Watson Crescent

Polwarth | Edinburgh | EH11 1EX

An exceptionally appealing second floor flat, forming part of an attractive period terrace, enjoying a peaceful canal side location in Edinburgh's vibrant Polwarth area.

-  1 bedroom
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Shared garden
-  EPC rating – C
-  Council tax band - B



Description

The property has been tastefully upgraded and modernised by the existing owner to create a stylish, centrally located home, which would make an excellent first property or buy to let investment.

The flat is accessed via a communal hall/secure entry phone and briefly comprises; entrance hallway with built-in storage cupboard, open plan reception/kitchen with fresh neutral décor, attractive flooring and built-in storage cupboard. The kitchen has been fitted with a variety of white base and wall units, complete with a breakfast bar, integrated appliances and a built-in window seat which has a sunny southeast facing aspect towards the union canal. Across the hall there is a generously sized double bedroom with coving, carpeted floor and an assortment of high-quality furniture which is available via separate negotiation. The accommodation concludes with a stylish modern bathroom complete with decorate flooring, splash tiling, three-piece white suite and over-bath shower.



Extras

All curtains, fixtures, light fittings, white goods and integrated appliances are included. Please note that most of the furniture is available via separate negotiation.

Gardens and Parking

There is a charming leafy garden to the rear of the building, offering a bright communal space for all residents in the building to enjoy. The garden backs on to the canal and has a lovely peaceful feel. Ample on-street permit parking is available on Watson Crescent.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

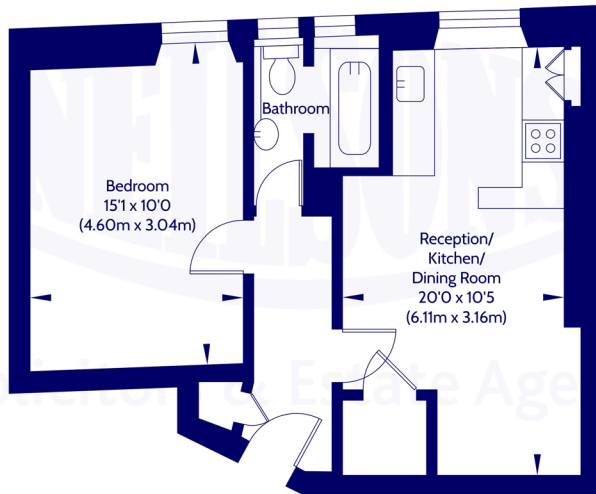
The property enjoys an excellent location in the popular Polwarth district, less than two miles southwest of Edinburgh City Centre. Ideally situated for first-time buyers, the area offers a fantastic range of local shops, cafés, bars and restaurants, with the vibrant neighbourhoods of Fountainbridge 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 / 463 Sq Ft.

2nd 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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