



Solicitors & Estate Agents



Offers Over
£290,000

43/4 Watson Crescent

Polwarth | Edinburgh | EH11 1ER

Impressive and spacious two-bedroom first floor flat pleasantly positioned within a central location in the popular Polwarth area. Conveniently located close to superb local amenities, excellent transport links and a variety of green spaces, the property offers beautifully presented accommodation and will undoubtedly appeal to a range of purchasers including professionals, couples and buy-to-let investors.

 2 bedrooms

 1 public room

 2 bathrooms

 Residents' parking

 EPC Band - C

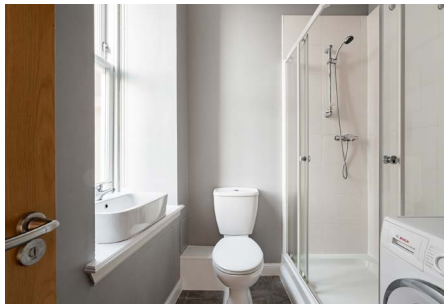
 Council Tax Band - E



Description

An inviting entrance hallway provides access to the accommodation and benefits from a handy double cloak cupboard. The beautifully presented lounge/kitchen/diner enjoys a pleasant corner aspect with a lovely outlook towards Harrison Park. Bright and spacious, the room provides an excellent setting for both everyday living and entertaining. The modern and well-appointed kitchen is fitted with a range of integrated appliances and benefits from attractive wooden worktops and partial tiling to the splash areas. The large principal double bedroom enjoys a pleasant rear-facing aspect and benefits from a double Juliet balcony, integrated double wardrobe and ample space for a variety of furniture configurations. The smart en-suite shower room is partially tiled and fitted with a corner shower cubicle. Bedroom two is another comfortable double room with a front-facing aspect and plenty of space for freestanding furniture. The well-kept main bathroom benefits from a tiled floor and partially tiled surround and is fitted with a shower over the bath.

Further benefits include gas central heating, with a new boiler installed in July 2026, double glazing and secure door entry.



Parking

Externally, residents' parking is available to the rear, with the property benefiting from two allocated permits.

Extras

Selected fixtures and fittings, including; integrated induction hob, oven, hood, fridge-freezer, and dishwasher, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.



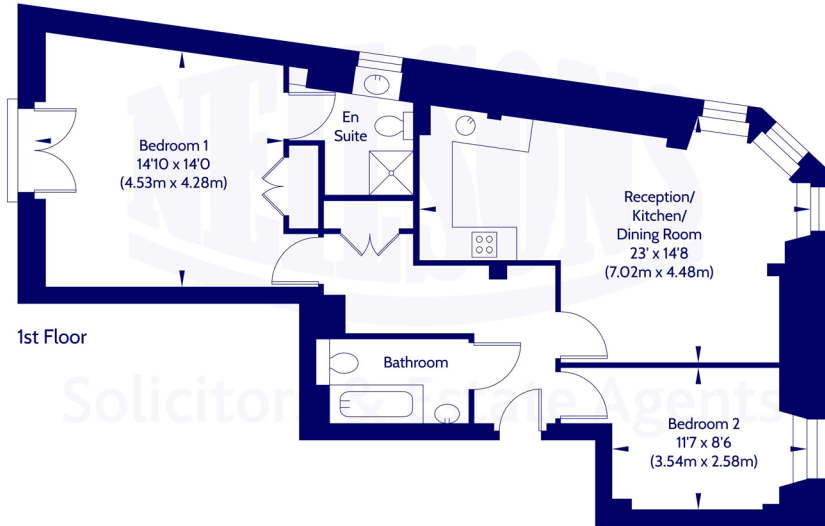


Location

The property is located within the sought-after area of Polwarth, less than 2 miles southwest of the City Centre. A range of local shops, eateries and other convenient services are on the doorstep. Bruntsfield and Morningside are within easy walks and Fountain Park Leisure Complex is close-by offering a Nuffield gym, cinema, restaurants and other entertainment. Harrison Park is a 1 minute walk with access onto the Union Canal. There are direct bus links into the city centre and Haymarket Train Station is a 20 minute walk away. The property is in the soughtafter catchment areas for Bruntsfield Primary School and Boroughmuir High School.



Approx. Gross Internal Floor Area 74 Sq M / 801 Sq Ft.



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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