BlairCadell
solicitors + estate agents

11 2f1 Watson Crescent Edinburgh EH11 1HB

Offers Over £185,000

- Large living/kitchen/dining room featuring a decorative fireplace and overlooking canal
- Kitchen fitted with a range of units and appliances included in sale
- Two double bedrooms
- Shower room
- W.C
- Gas central heating and double glazing
- Well kept communal garden
- On-street permit parking

Council Tax Band: C
Tenure: Freehold

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Flat

This well-presented two-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. Quietly situated to the rear of the building with views over the canal, early viewing is highly recommended to avoid disappointment.

The accommodation comprises a bright and spacious open-plan living, kitchen, and dining area featuring a decorative fireplace and overlooks the canal making it an ideal space for relaxing or entertaining friends and family. The kitchen is fitted with a range of floor and wall-mounted units, an electric hob and oven, and white goods, all of which are included in the sale. There are two generous double bedrooms with the master benefitting from large built in wardrobes offering plenty of useful storage space. The hallway features a shower room fitted with a mains walk in shower and a separate W.C. 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 well kept 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













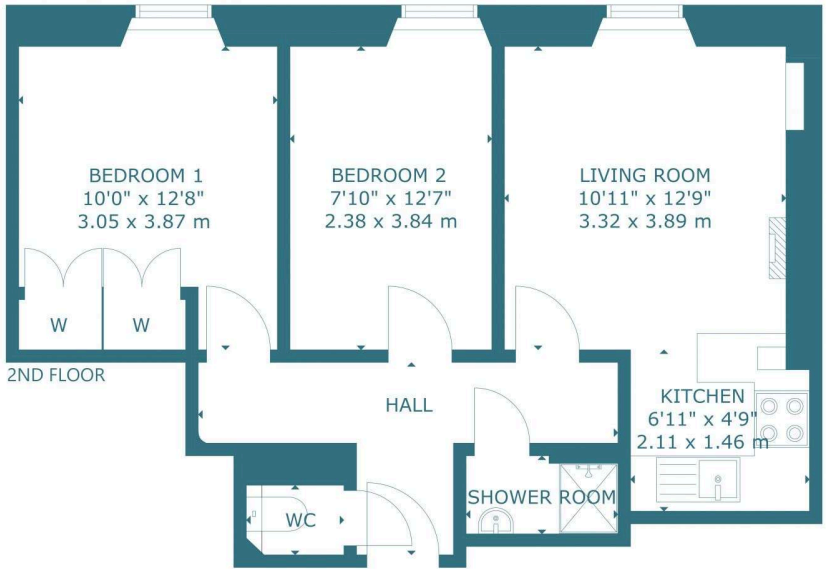

11 2F1 WATSON CRESCENT, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 538 SQ FT / 50 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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