

Particularly attractive second floor flat

In close proximity to the city centre

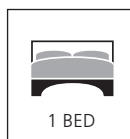


40/II Watson Crescent

Polwarth, Edinburgh, EH11 1ET



Scan Here!



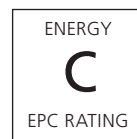
1 BED



1 BATH



ON STREET



ENERGY

EPC RATING



40/11 WATSON CRESCENT

Polwarth, Edinburgh

Polwarth is an exclusively residential district to the South West of the city centre with near neighbours at Merchiston and Bruntsfield. In style and appeal, it is extremely similar to Morningside, Marchmont and Bruntsfield and comprises mainly of substantial Edinburgh tenement properties dating back to before the turn of the 20th Century.

Local shopping is as convenient as it is extensive. The shopping centre at Polwarth provides a great deal more than normal daily requirements. The centre has a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental take away and the area is served very well by the local post office, just around the corner. It is, therefore, an exceptionally well served area but should more extensive facilities be required, they can be readily enjoyed nearby in Bruntsfield or at Tollcross or, for that matter, the city centre itself.

From here, the trip to Princes Street using one of the many and frequent bus services that pass through the area take as little as ten to fifteen minutes via Tollcross and Lothian Road. Lothian Road is where Edinburgh's formal entertainment facilities tend to be very highly concentrated. Here there are theatres and cinemas, all manner

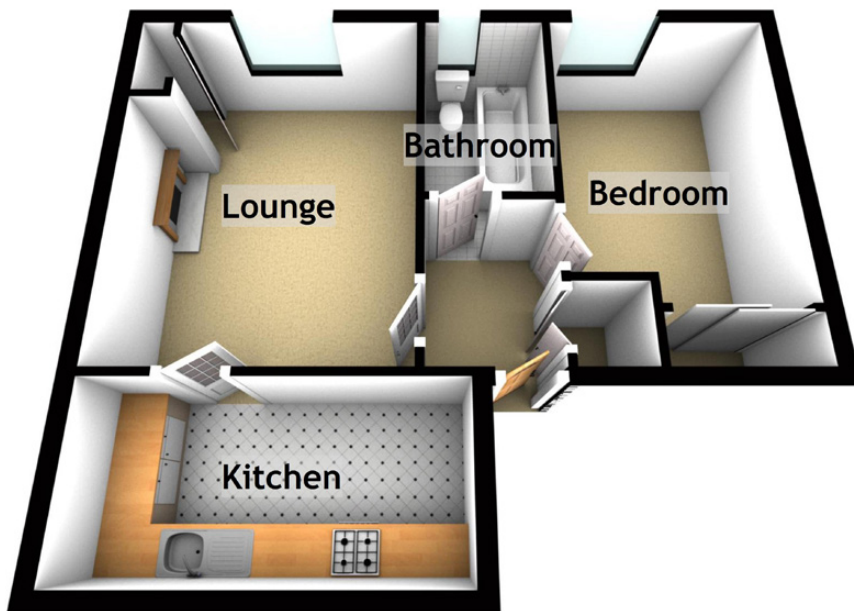
of restaurants and bars, indoor sports facilities, all within walking distance. Fountain Park cinema complex with its various bars and restaurants are situated minutes walking distance from the property.

For those who prefer open air recreational facilities, Harrison Park is nearby whilst Bruntsfield links and the Meadows can be very easily reached on foot. The nearby Union canal walkway leads through the city and deep into open countryside. From every point of view, this is an absolutely ideal residential district, well served locally and within the easiest possible reach of the city centre and all that it can provide.

We are delighted to bring to the market this particularly attractive second floor flat within close proximity to the city centre. The property briefly comprises entrance hall, spacious lounge, fully fitted kitchen, one double bedroom with built in storage cupboards and a three piece bathroom with shower over bath.

Externally there is a shared area to the rear of the property. The property further benefits from secure entry system, gas central heating and double glazed window units throughout to ensure a cosy yet cost effective living environment.





APPROXIMATE DIMENSIONS

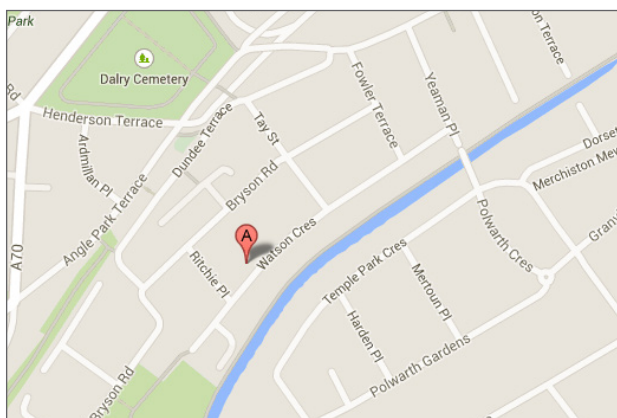
(Taken from the widest point)

Lounge	4.36m (14'4") x 3.38m (11'1")
Kitchen	4.14m (13'7") x 1.95m (6'5")
Bedroom	3.75m (12'4") x 2.60m (8'6")
Bathroom	2.37m (7'9") x 1.44m (4'9")

EXTRAS

(Included in the sale)

Floor coverings, light fittings, blinds, bathroom and kitchen fixtures and fittings.



© Crown Copyright License No. 10001474

McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
LYNDSAY GOWANS
Surveyor



Professional photography
VIKTOR VASS
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer