




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

43/8 Watson Crescent
POLWORTH, EDINBURGH, EH11 1ER



Polwarth

EDINBURGH, EH11 1ER

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

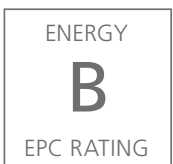
the local post office, just around the corner. It is, therefore, an exceptionally well served area but should more extensive facilities be required, they can be readily enjoyed nearby in Bruntsfield or at Tollcross or, for that matter, the city centre itself.

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 and discotheques, all within walking distance.

Fountain Park cinema complex with its various bars and restaurants are situated minutes walking distance from the property.

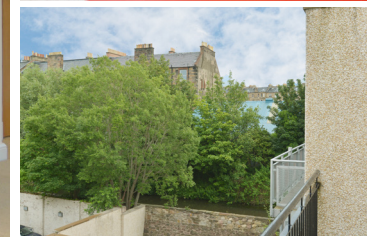
For those who prefer open air recreational facilities, Harrison Park is nearby whilst Bruntsfield links and the Meadows can be very easily reached on foot. The nearby Union canal walkway leads through the city and deep into open countryside.

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.



Highly desirable second floor flat

Freshly decorated with new floor coverings and solid oak flooring throughout



43/8
WATSON CRESCENT

Kitchen & Living Room

Part Exchange available. Viewing is recommended of this highly desirable second floor flat situated in this sought after residential area close to the city centre. Internally the property has just been

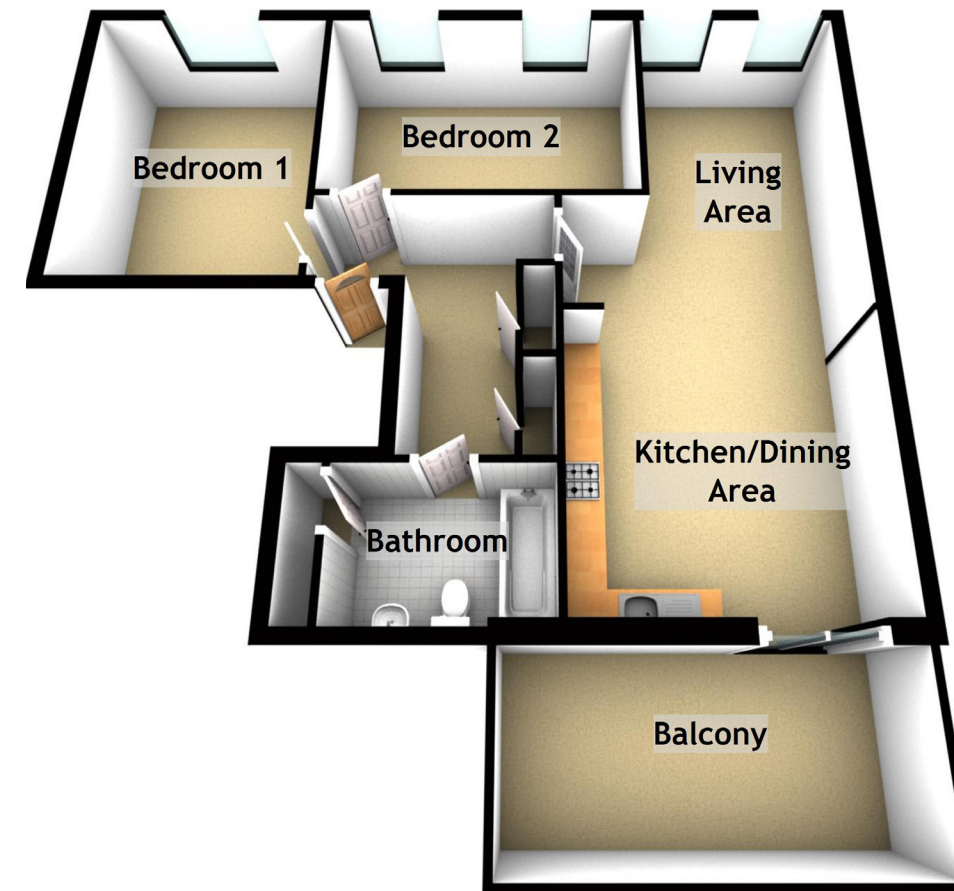
freshly decorated and has had new floor coverings and new downlighters. Briefly the accommodation comprises, hall, lounge open plan to dining kitchen with integrated appliances and patio doors providing access

to a spacious balcony, two good sized double bedrooms and bathroom with shower. Externally there is private residents parking to the rear. The property benefits from gas central heating and quality double glazing.



Bedroom & Bathroom

Specifications



APPROXIMATE DIMENSIONS (Taken from the widest point)

Kitchen/Dining Area	3.91m (12'10") x 3.88m (12'9")
Living Area	8.56m (28'1") x 2.75m (9')
Bedroom 1	4.19m (13'9") x 3.23m (10'7")
Bedroom 2	4.13m (13'7") x 2.89m (9'6")
Bathroom	2.64m (8'8") x 1.87m (6'2")

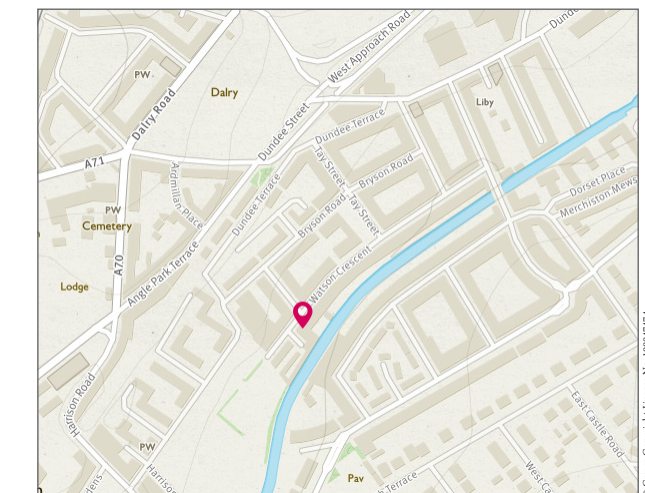
GROSS INTERNAL FLOOR AREA (M²)

62 m2

EXTRAS

(Included in the sale)

All new fitted carpets and floor coverings, gas hob/oven/cooker hood, washing machine and fridge.






Solicitors & Estate Agents

Part
Exchange
Available



Text and description
IAN WATT
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk