

# 1 Watson Crescent Lane

EDINBURGH, EH11 1FB



*SPACIOUS ONE BEDROOM MODERN  
FLAT IN POLWARTH*



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McEwan Fraser Legal is delighted to present this spacious one bedroom ground floor main door flat. The property is in walk-in condition. The flat is excellently positioned on the canal offering lovely outdoor space on the doorstep.

Inside, the property comprises of a fully equipped open plan kitchen/living room. The kitchen is well equipped with a mixture of free-standing and integrated appliances. Whilst this is an open-plan room it does well to offer both kitchen space and living space. The living room offers various possibilities for furniture arrangements. There is one spacious bedroom that has integrated storage space. The bathroom is well proportioned and modern. Offering a three-piece suite with a shower over the bath.

In addition to this, the property includes private off-street parking, gas central heating and benefits from double glazing. This is a warm and cosy home year-round and is expected to be of particular interest. As such, early viewing is recommended.

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## The Location





open plan living





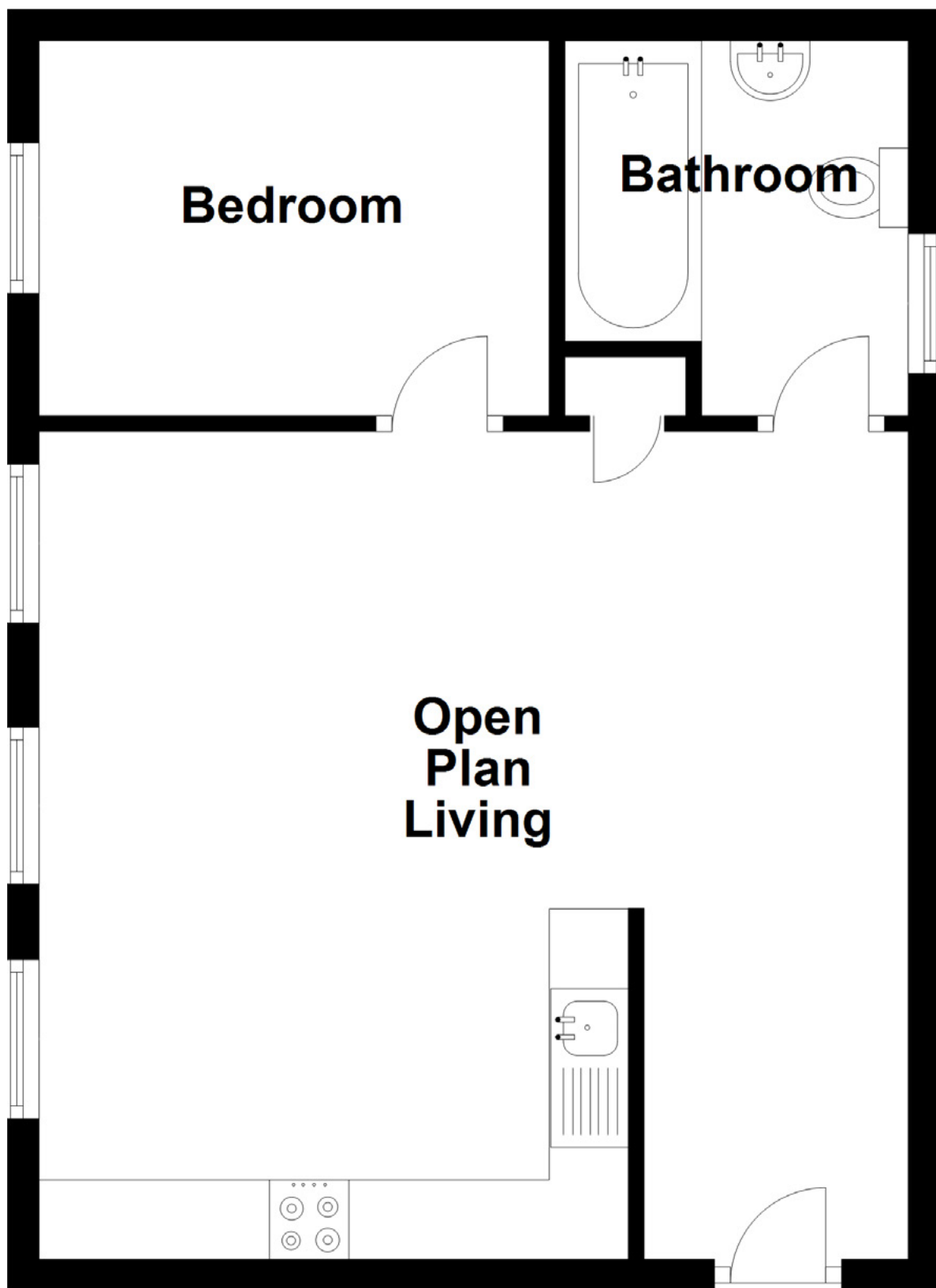












Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	5.47m (17'11") x 5.21m (17'1")	Gross internal floor area (m <sup>2</sup> ): 39m <sup>2</sup>
Bedroom	3.21m (10'6") x 2.36m (7'9")	EPC Rating: C
Bathroom	2.34m (7'8") x 2.12m (6'11")	





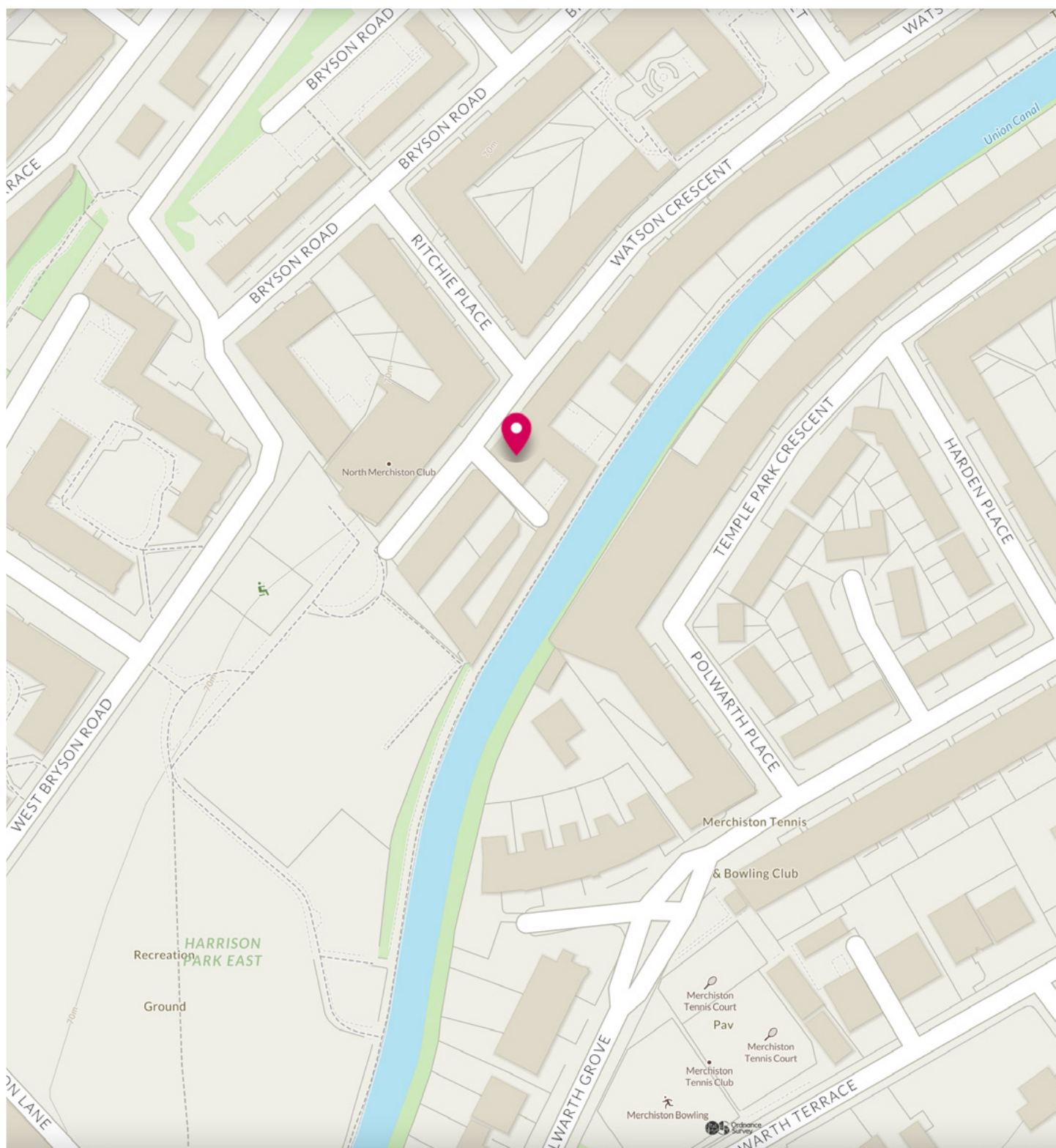
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Polwarth is an exclusively residential district to the south-west of the city centre with near neighbours at Merchiston and Bruntsfield. In style and appeal, it is remarkably similar to Morningside, Marchmont and Bruntsfield and comprises mainly of substantial Edinburgh tenement properties dating back to before the turn of the twentieth 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.

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# McEwan Fraser Legal

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