

# 7/8 Watson Crescent

POLWARTH, EDINBURGH, EH11 1HD



*Spacious One Bedroom Flat In Edinburgh's Popular  
Polwarth Area*



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McEwan Fraser Legal is delighted to present this one-bedroom apartment in Polwarth facing the Union Canal. The property is in walk-in condition. Inside, the property comprises of:

- Fully equipped kitchen, which is situated in the open plan lounge area. This open space really offers modern living. The room is flooded by natural light
- One spacious double bedroom has more than adequate space for free-standing storage space
- One main bathroom is a three-piece suite and is modern in condition
- One box room that can be used as an office or dressing

In addition to this, the property includes gas central heating, double glazing and an on-street permit parking is available. All the furniture and appliances are included in the sale.

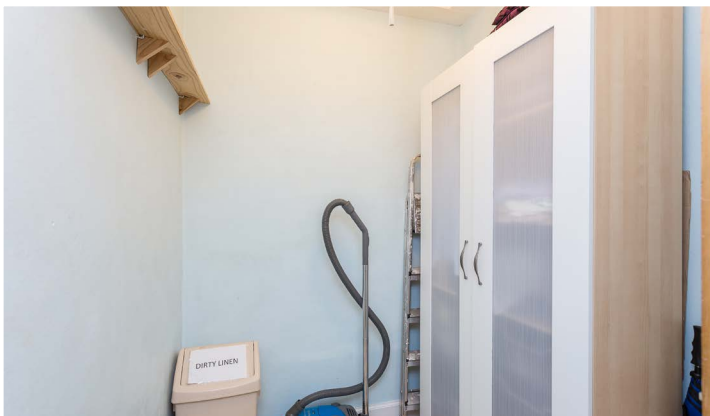


## OPEN PLAN AREA

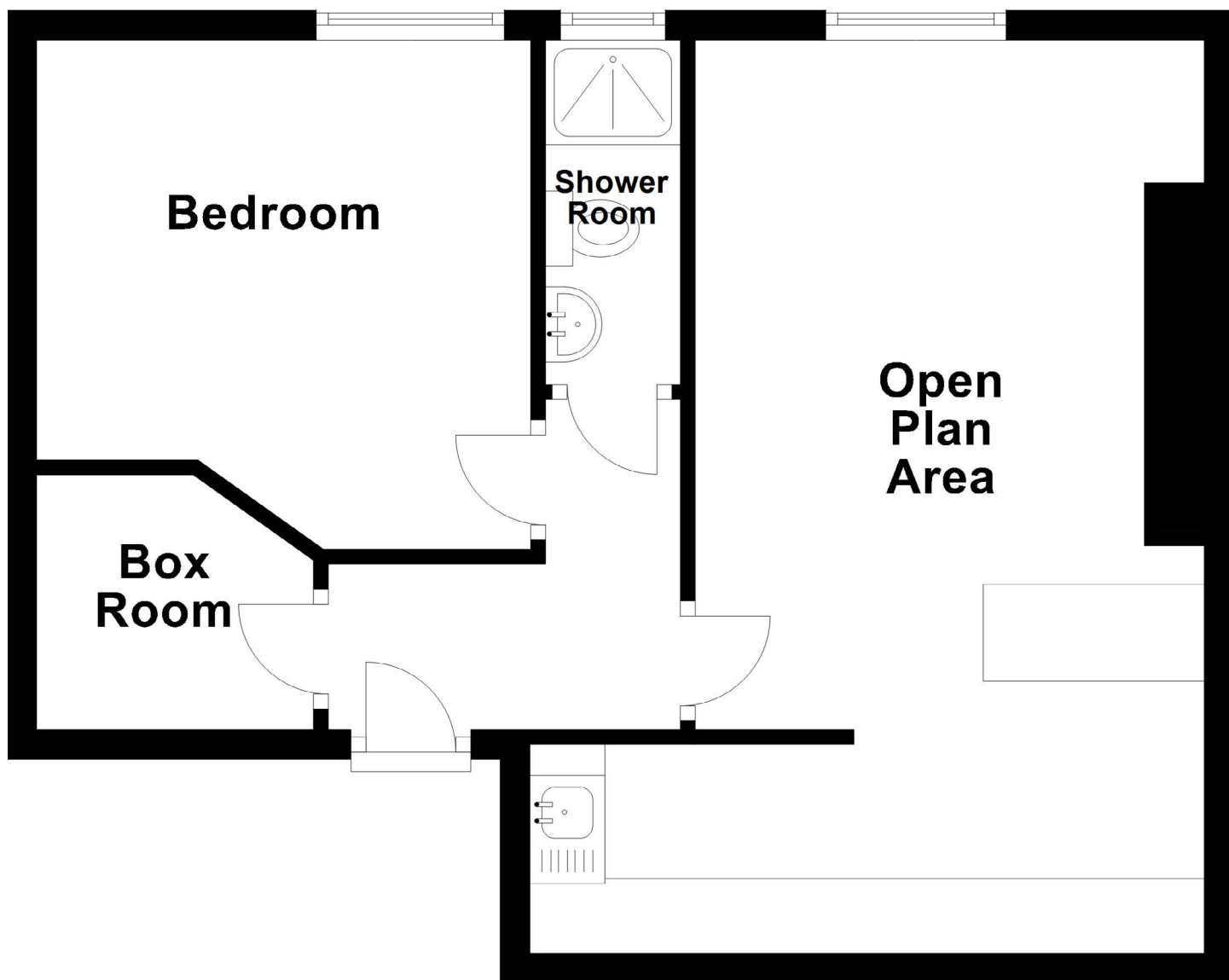




OPEN PLAN AREA



BEDROOM, BOX ROOM & SHOWER ROOM



Approximate Dimensions  
(Taken from the widest point)

Open Plan Area	6.10m (20') x 4.10m (13'5")
Bedroom	3.40m (11'2") x 3.30m (10'10")
Box Room	1.90m (6'3") x 1.70m (5'7")
Shower Room	2.30m (7'7") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): 41m<sup>2</sup>  
EPC Rating: C

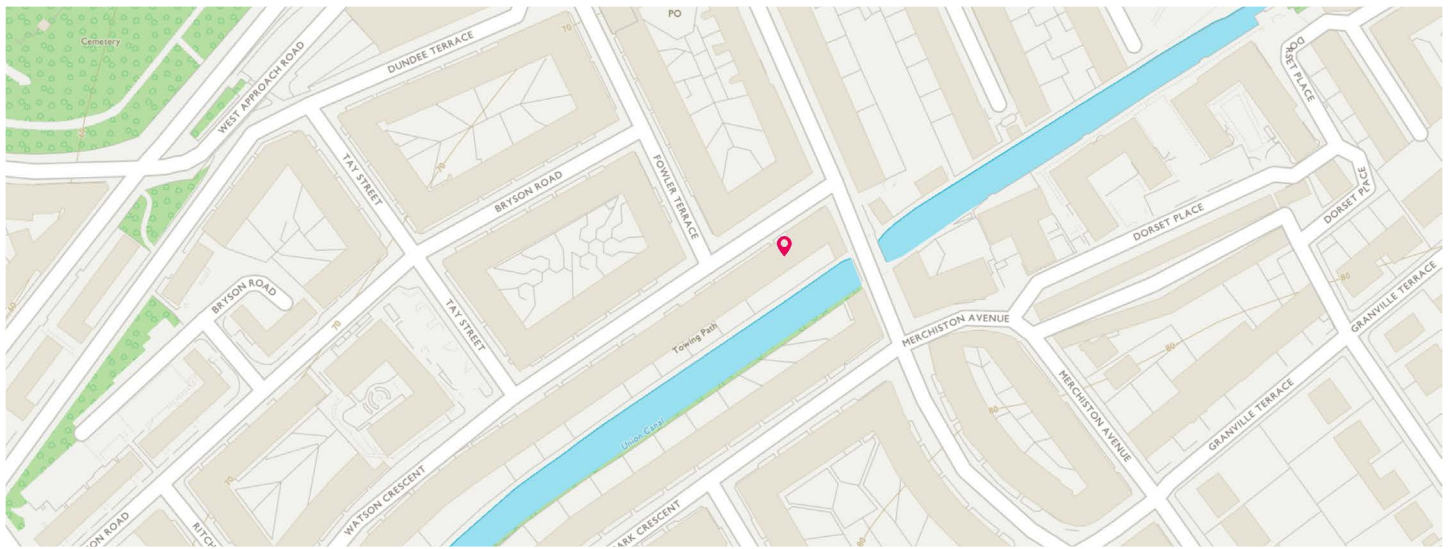


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# EXTERIOR





Polwarth is an increasingly popular residential area approximately three miles to the South-West of the city centre; with a range of excellent local amenities available, including a good selection of services ranging from small speciality shops together with some of Edinburgh's finest bars and bistros and a

wonderful array of cosmopolitan restaurants.

For the more energetic person, there are cycle paths and the Union Canal has walk-ways to the newly regenerated Edinburgh Quay development located close-by.



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