

25/4 Watson Crescent

EDINBURGH, EH11 1EZ



Superb one-bedroom ground floor apartment within easy walking distance of Harrison Park and the Union Canal



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McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb one-bedroom ground floor apartment. The property is within easy walking distance of Harrison Park and the Union Canal and within striking distance of Edinburgh city centre. Internally, the property is in good order and benefits from direct access to a superb communal garden and a dedicated study space. The flat would represent an amazing first-time buy or a sound buy-to-let investment. For extra warmth and comfort, the property has newly installed electric storage heaters and double glazing.

THE LOUNGE & STUDY



Internal accommodation is focused on a bright and neutrally decorated lounge that boasts laminate flooring, French doors opening on the rear garden. A door opens from the lounge into a dedicated study area with natural light and an integrated desk.



THE KITCHEN



The kitchen is accessed from the living room and is compact but perfectly formed. There is a very good range of based and wall mounted units that afford plenty of prep and storage space. Hob and oven are integrated while space is provided for a free standing fridge and washing machine.

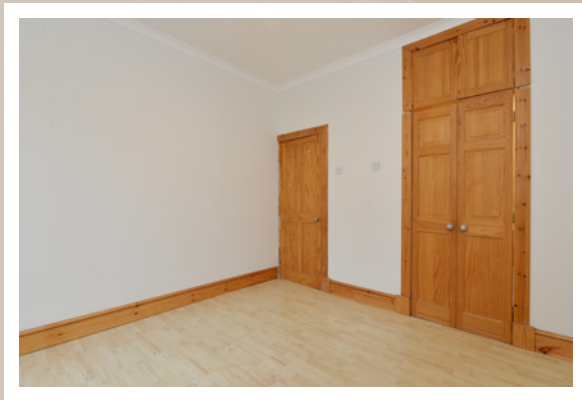




The bedroom is a very well proportioned double with an integrated double wardrobe. Neutrally finished, there is ample space for a full suite of bedroom furniture. Accommodation is completed by a modern shower room and separate WC.

For extra warmth and comfort, there is electric heating and double glazing.

THE BEDROOM



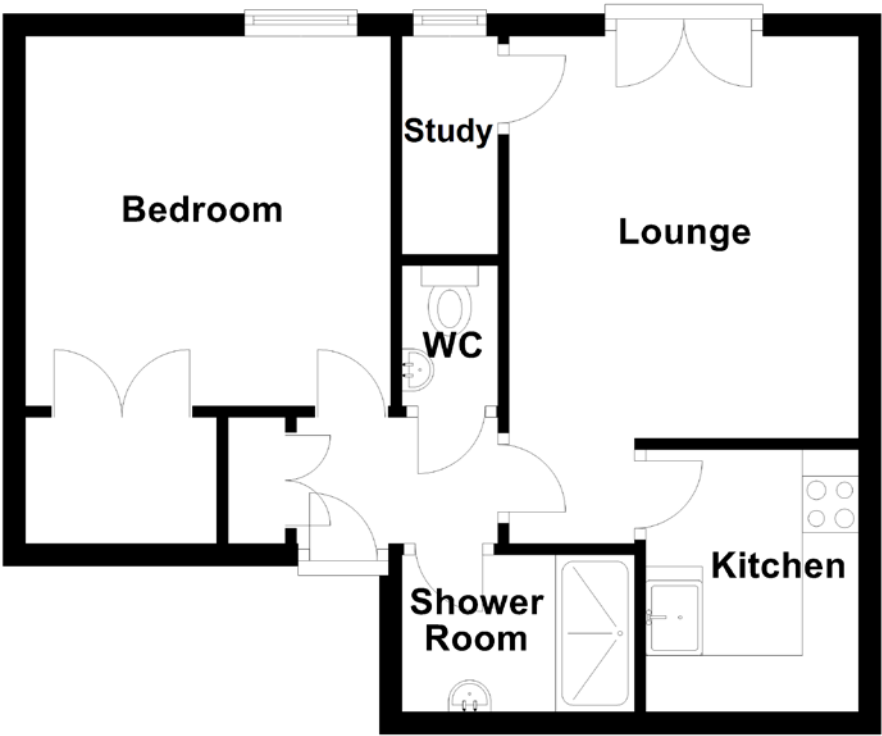
THE SHOWER ROOM



THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

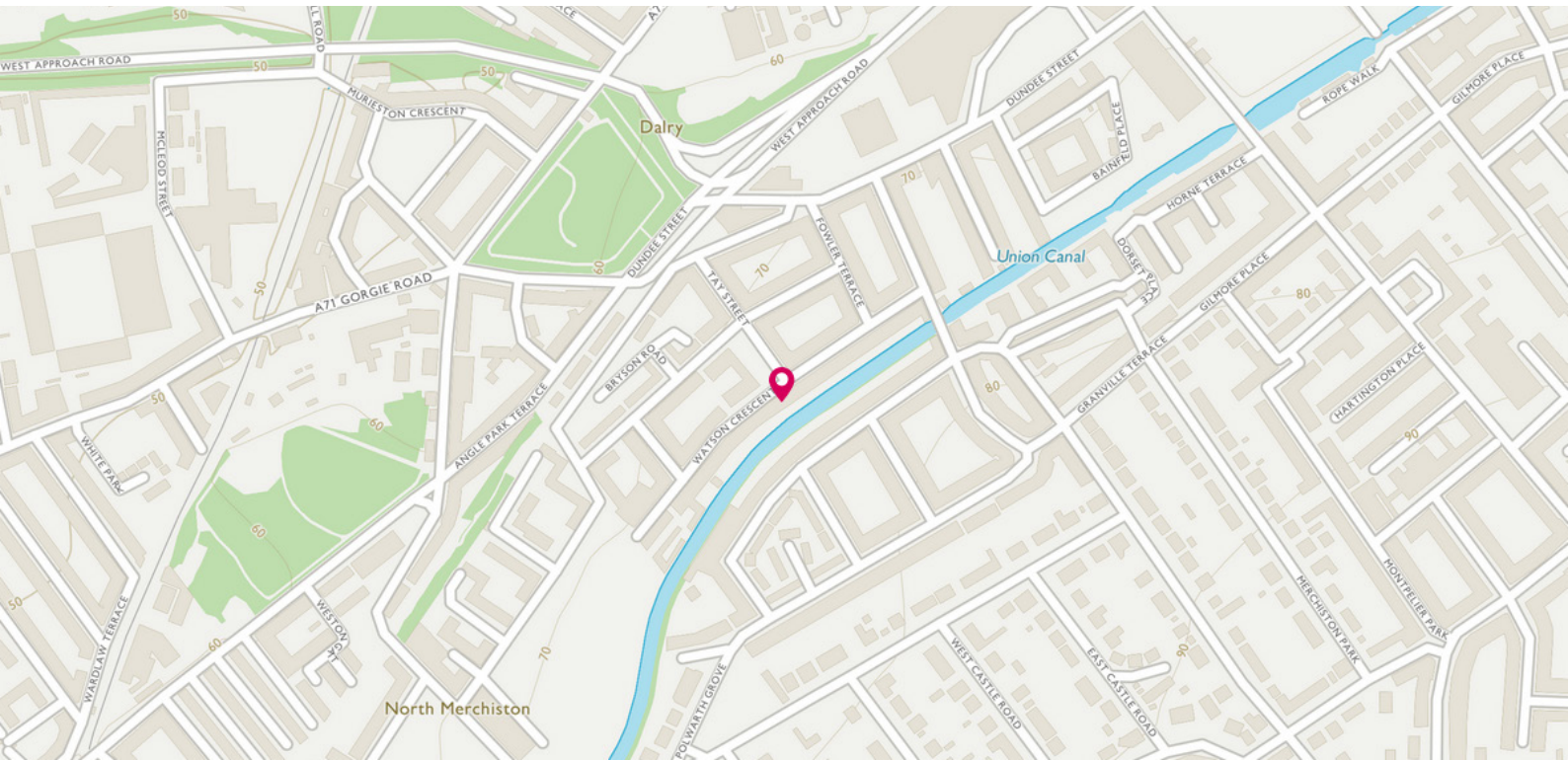


Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.10m (10'2")
Study	2.39m (7'10") x 0.85m (2'9")
Kitchen	2.15m (7'1") x 1.89m (6'2")

Bedroom	3.28m (10'9") x 3.24m (10'8")
Shower Room	1.89m (6'2") x 1.32m (4'4")
WC	1.25m (4'1") x 0.85m (2'9")

Gross internal floor area (m²): 41m²
EPC Rating: E



THE LOCATION

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.

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 a few minutes walking distance from the property.

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

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