

# 31 (1F3) Watson Crescent

POLWARTH, EDINBURGH, EH11 1EY



*Superb first-floor one-bedroom tenement apartment in sought-after Polwarth offering bright contemporary living*



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McEwan Fraser Legal is delighted to present this charming first-floor, one-bedroom apartment, forming part of a traditional tenement building, ideally situated in the highly sought-after and vibrant area of Polwarth.

This well-presented home offers bright, spacious, and contemporary living, making it an excellent choice for first-time buyers and professionals alike. The property enjoys a desirable central location within walking distance of Edinburgh city centre and benefits from excellent local amenities nearby. The building itself is a well-maintained traditional tenement, and the apartment further benefits from gas central heating, double glazing, ample storage space, and a secure entry system.

## THE LIVING ROOM / KITCHEN



Internally, the accommodation comprises a welcoming hallway with a convenient storage cupboard and entry phone system. The open-plan living area is positioned at the front of the building and is flooded with natural light, offering a flexible layout that can easily accommodate a range of freestanding furniture configurations.



The stylish shaker-style kitchen is beautifully finished with floor-to-ceiling units and is well equipped with a gas hob, oven, extractor hood, breakfast bar, and integrated appliances, including a fridge freezer, washing machine, and dishwasher.





The generously sized double bedroom provides ample space for freestanding furniture and benefits from built-in wardrobes, ensuring excellent storage. The accommodation is completed by a modern bathroom fitted with a mains-powered shower over the bath, wash hand basin, WC, and heated towel rail.

Externally, the property enjoys access to a shared communal garden to the rear, while on-street permit parking is available to the front.

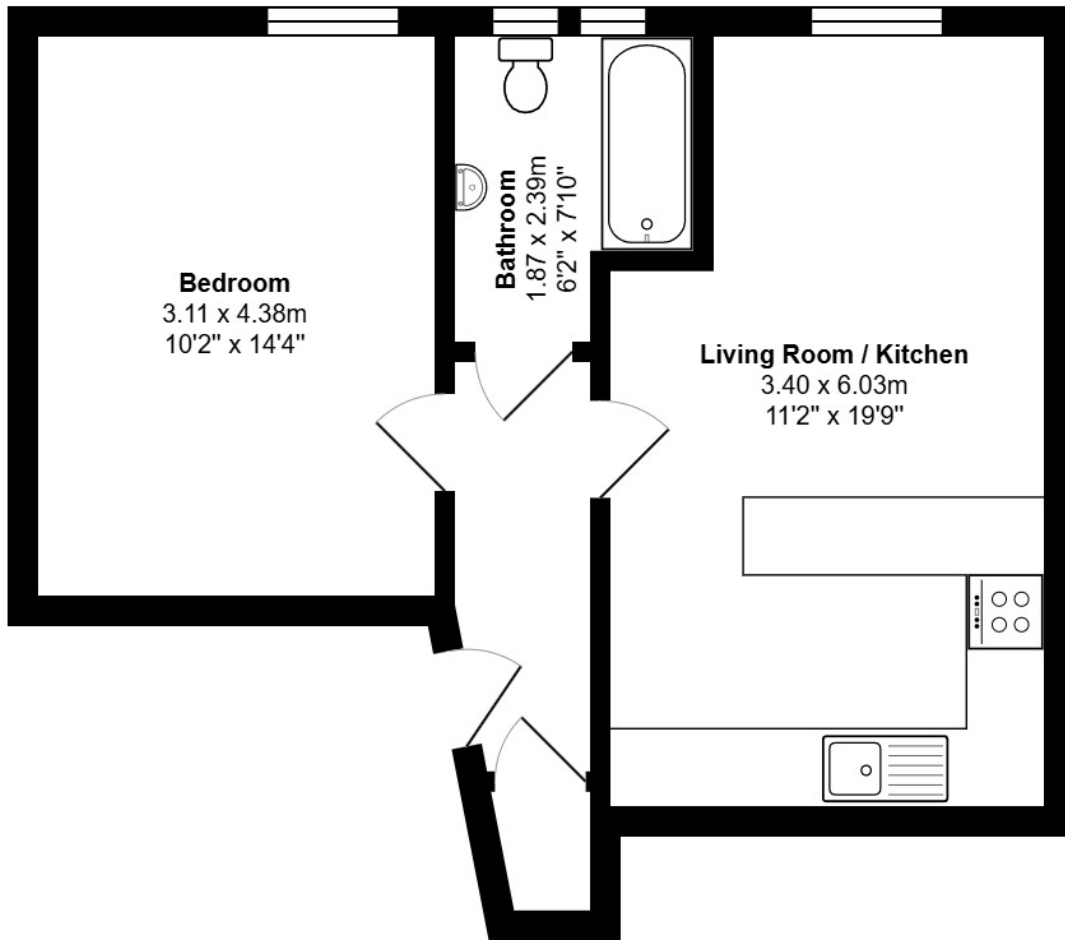
## THE BATHROOM



# THE BEDROOM

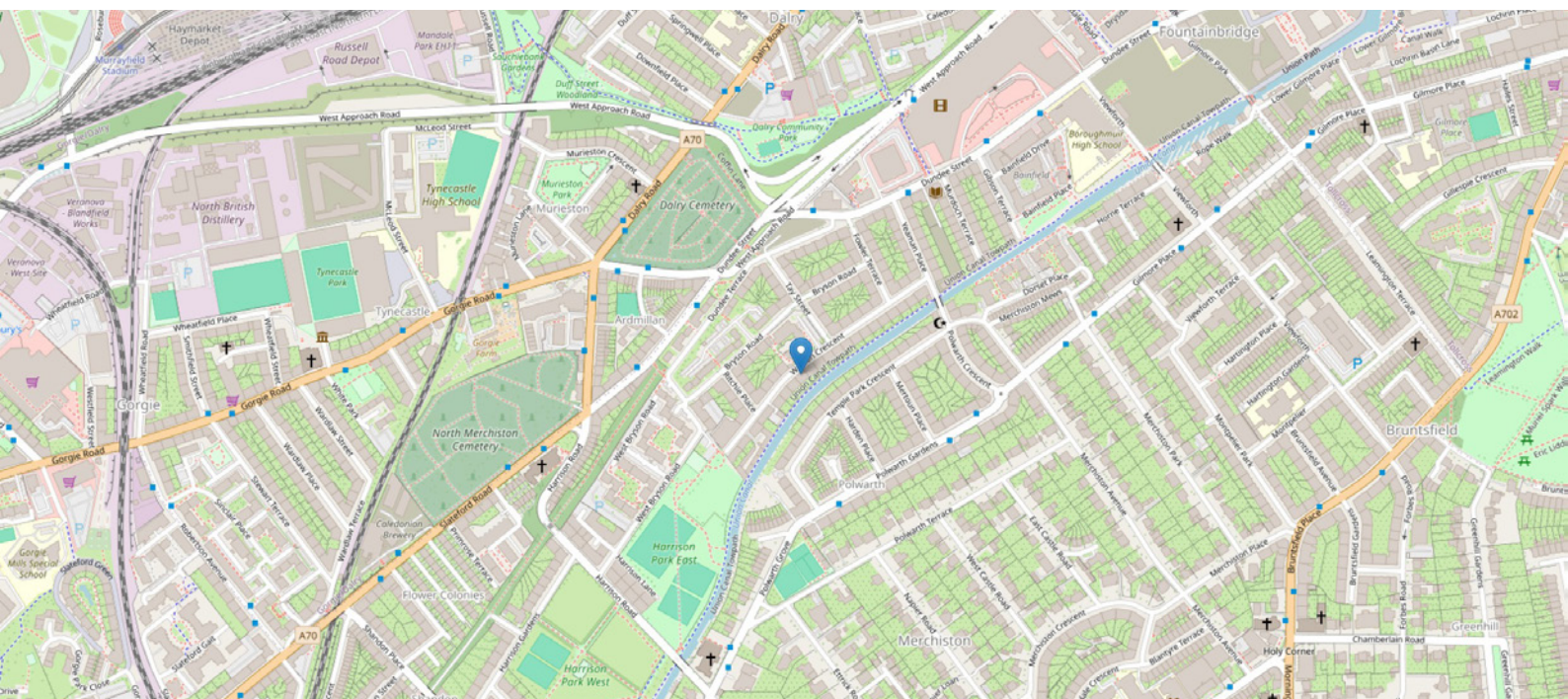


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 42m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Situated on Watson Crescent in the ever-popular Polwarth district, this property enjoys a prime residential position just southwest of Edinburgh's vibrant city centre, making it particularly appealing to first-time buyers, young professionals, and investors alike. The area is renowned for its attractive tenement architecture, leafy streets, and strong sense of community, all while being within easy reach of the capital's key commercial, cultural, and leisure destinations.

Connectivity is a major strength of this location. Regular and reliable bus services operate along nearby main routes, offering swift access into the city centre, Haymarket railway station, and further afield. Haymarket itself is a key transport interchange, providing mainline rail services across Scotland and the UK, as well as tram connections that run directly to Edinburgh Airport. For those who commute or travel frequently, this level of accessibility is a significant advantage.





Polwarth strikes an ideal balance between urban convenience and access to green space. Just a short stroll away lies the picturesque Union Canal, a much-loved local amenity offering a tranquil waterside setting for walking, jogging, or cycling. The canal towpath provides a scenic and largely traffic-free route leading east into the city centre or west towards suburban and countryside paths. Nearby Harrison Park is another local highlight, featuring open lawns, mature trees, and a friendly atmosphere that makes it ideal for picnics, casual sports, or simply relaxing outdoors during the warmer months.

The neighbourhood itself boasts a vibrant and steadily growing selection of independent cafés, restaurants, and bars, particularly around Polwarth Gardens and into neighbouring Bruntsfield. Here, residents can enjoy everything from artisan coffee shops and brunch spots to popular eateries and cosy pubs. For everyday essentials, there are several well-stocked convenience stores and supermarkets within easy walking distance, ensuring daily needs are easily met.

A short distance further brings you to Morningside, one of Edinburgh's most sought-after neighbourhoods, known for its village-like charm and excellent range of amenities. This includes boutique shops, independent retailers, artisan food stores, and familiar high street brands, as well as a selection of cinemas, gyms, and cultural venues.

With its combination of excellent transport links, proximity to green spaces, strong local amenities, and a lively yet relaxed community atmosphere, this location offers an exceptional quality of life. It is ideally suited to those looking to enjoy the very best of Edinburgh living while benefiting from a well-connected and characterful residential setting.



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