



23/2 Watson Crescent,
Polwarth, EH11 1EZ

'Newly decorated and upgraded ground floor flat within well maintained traditional built tenement.'

Hall, front facing lounge, open plan modern fitted breakfasting kitchen with appliances, utility cupboard, double bedroom with walk in store, shower room and separate W.C. Stripped and varnished floorboards. Gas central heating. Double glazing. Secure entry phone system. Garden area to front plus attractive shared garden to rear. On street parking. Ideal first time purchase or rental investment.





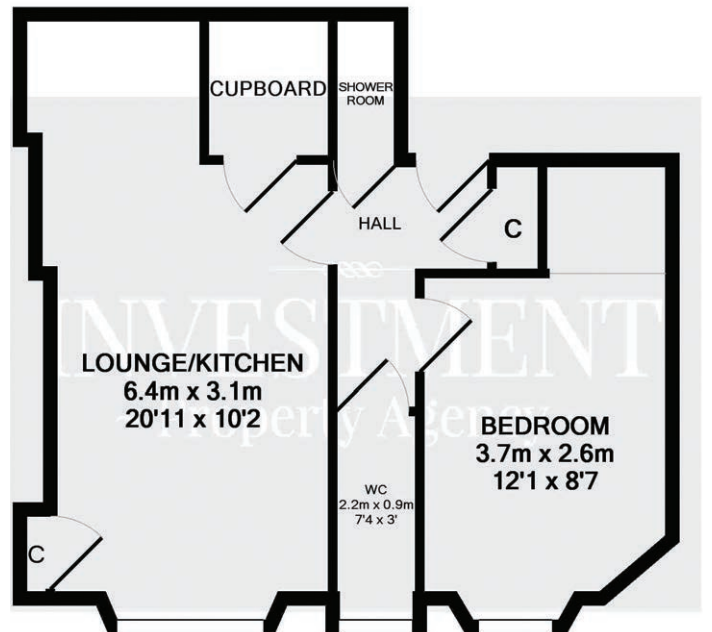
23 Watson Crescent lies approximately 2 miles south west of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available nearby. Alternatively, major access roads and Haymarket railway station allow for ease of commuting out with the capital. Within the vicinity there are amenities to meet every day needs including shops, banks, leisure centres, Union Canal Walkway, Harrison Park, cinemas and theatres with the neighbouring district of Bruntsfield providing an eclectic mix of bars and restaurants. It is also worth noting the regeneration of the Union Canal with Edinburgh Quay at Fountainbridge housing a number of waterside bars and bistros.

Extras

Some of the contents are available by separate negotiation to allow for ease of purchase.

Energy Performance Rating

D



Measurements are approximate. Not to scale. Illustrative purposes only
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