

Flat 10, 43 Watson Crescent

POLWARTH, EDINBURGH, EH11 1ER



*SPACIOUS TWO BEDROOM TOP FLOOR FLAT
IN EDINBURGH'S POLWARTH AREA*



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Presenting a practical and inviting two double bedroom top-floor flat in a central location. The heart of the home is an open plan kitchen, living, and dining room, featuring a bay window that bathes the space in natural light. The kitchen is equipped with modern amenities, providing functionality and convenience.

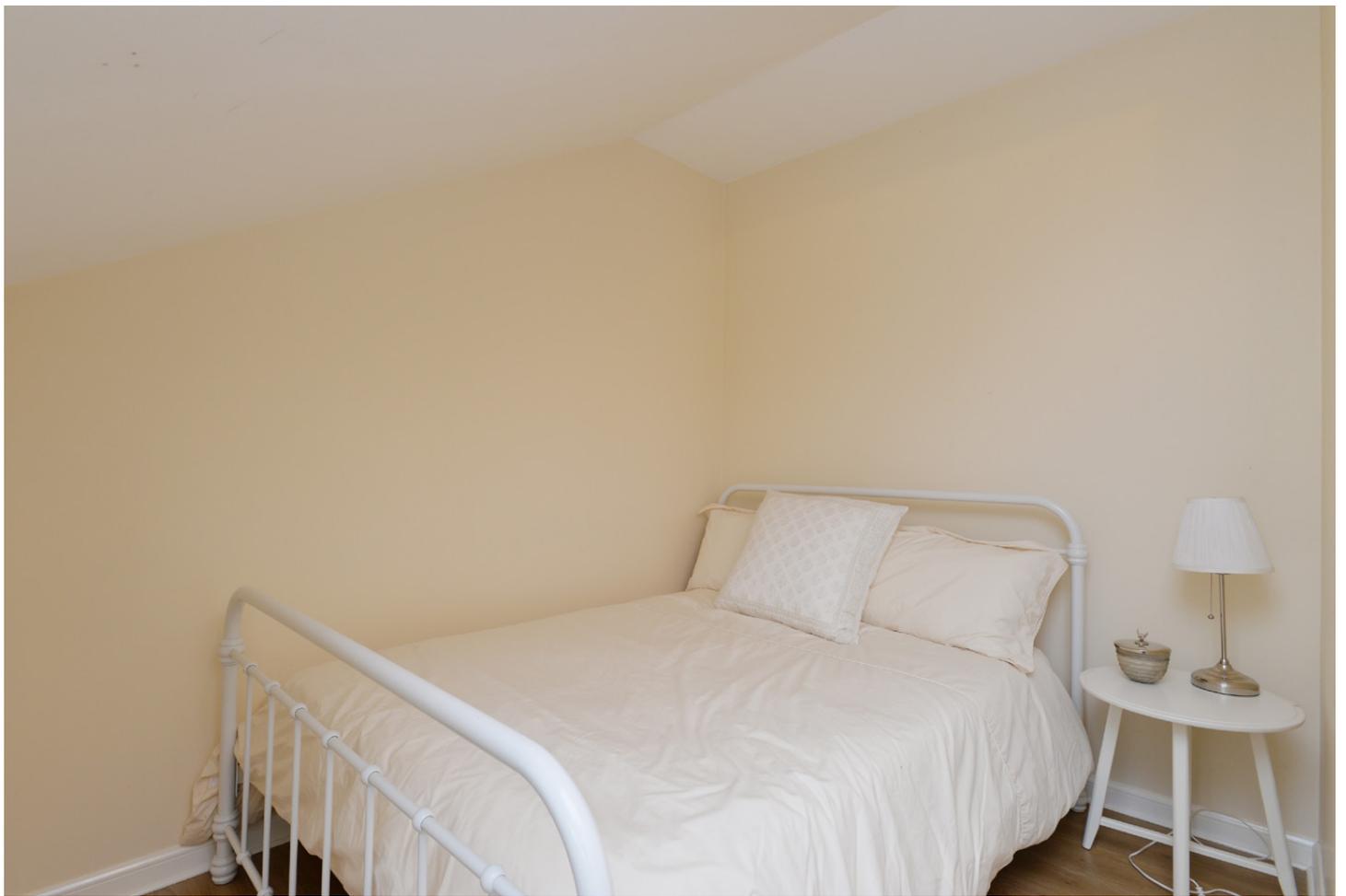






The two double bedrooms offer versatility and comfort, accommodating various living arrangements. The main bathroom is in good order, with a shower, ensuring practicality without unnecessary embellishments.



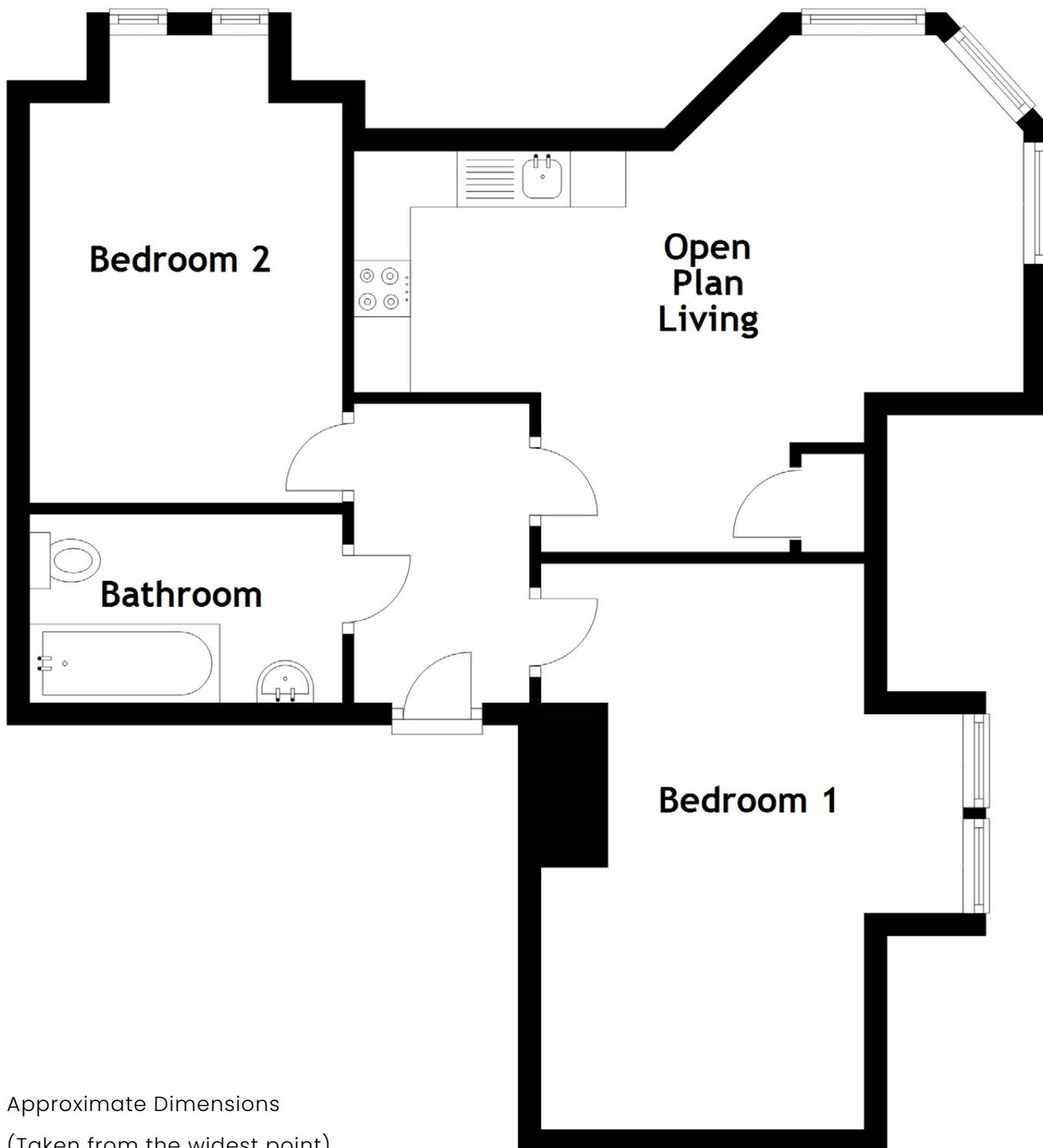




Bedroom 2







Approximate Dimensions
 (Taken from the widest point)

Open Plan Living	5.92m (19'5") x 4.40m (14'5")
Bedroom 1	5.04m (16'7") x 2.86m (9'5")
Bedroom 2	4.16m (13'8") x 2.76m (9'1")
Bathroom	2.76m (9'1") x 1.68m (5'6")

Gross internal floor area (m²): 53m²

EPC Rating: C

This property also benefits from gas central heating, full double glazing and allocated parking.

Situated on the top floor, the residence enjoys privacy and a quiet ambiance. This two double-bedroom top-floor flat is a practical and well-maintained living space, ideal for those seeking functionality without compromising comfort. Arrange a viewing to explore this straightforward yet appealing property.





Nestled southwest of Edinburgh's city center, Polwarth is a residential haven that effortlessly combines tranquillity with urban convenience. This charming neighbourhood, bordered by the Union Canal to the south and Bruntsfield to the east, offers a delightful blend of green spaces, historic charm, and easy access to amenities.

Polwarth's tree-lined streets and Victorian and Edwardian architecture provide a picturesque setting for residents. The well-preserved facades of the period homes lend a timeless elegance to the area, creating a sense of character and history. The neighbourhood's ambience is both welcoming and neighbourly, making it an ideal location for those seeking a balance between city living and community warmth.

One of Polwarth's standout features is the proximity to the Union Canal, which winds its way through the southern border of the neighbourhood. Residents can enjoy scenic walks or bike rides along the towpath, providing a serene escape from the urban hustle. The canal also adds a touch of natural beauty to the area, with waterside greenery and charming houseboats creating a unique and picturesque atmosphere.

The Location

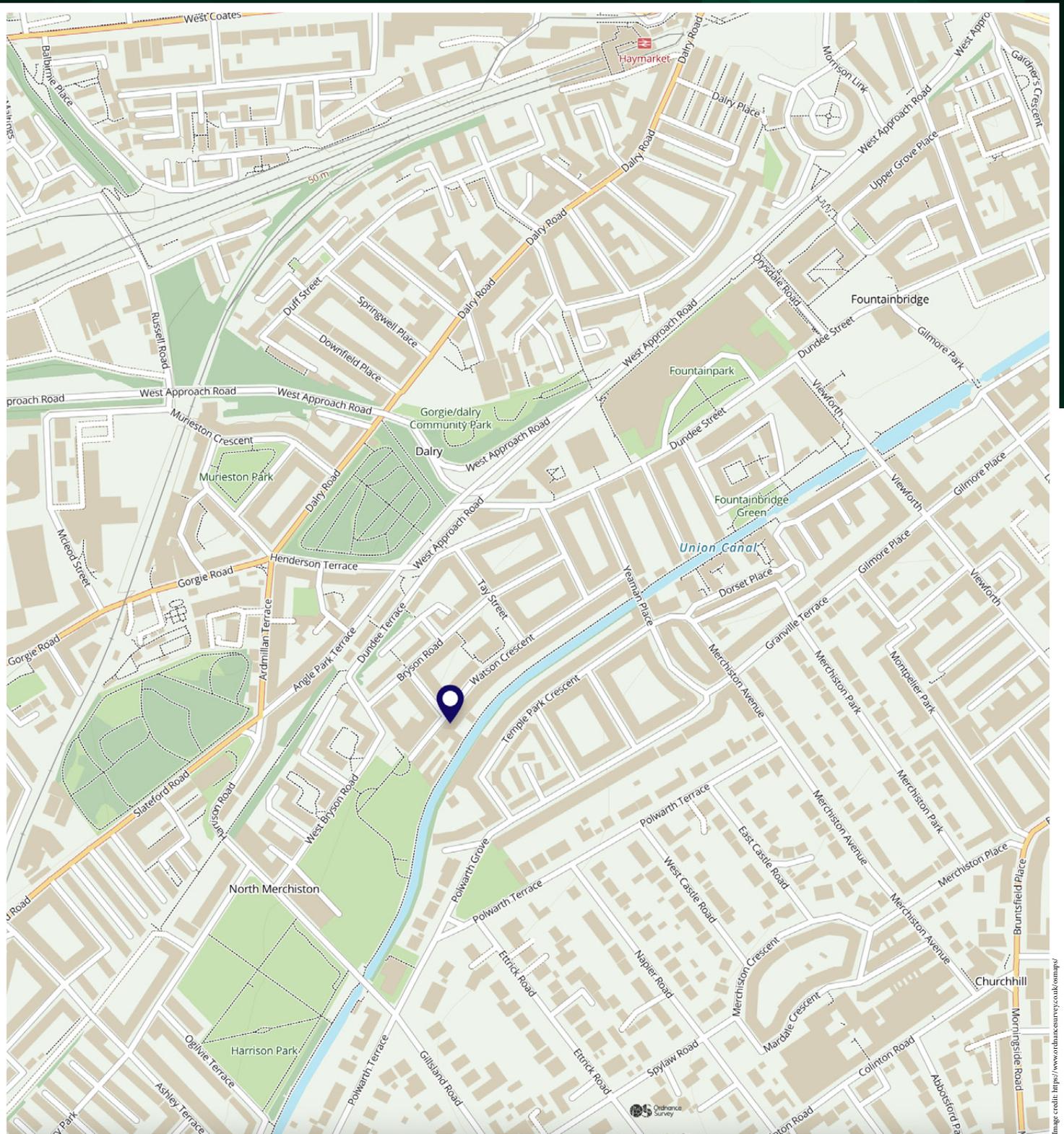


Local amenities abound in Polwarth, ensuring residents have everything they need at their fingertips. Charming cafes, boutique shops, and restaurants line the streets, offering a diverse range of options for dining and leisure. The nearby Fountainbridge area provides additional entertainment options, including cinemas and entertainment venues, contributing to the vibrant lifestyle of the neighbourhood.

Polwarth's central location allows for easy access to Edinburgh's city center, making it a practical choice for professionals and commuters. Public transportation is readily available, and major roads connect the area to various parts of the city, making exploring the broader Edinburgh landscape convenient.

With its historic charm, community spirit, and proximity to both green spaces and urban amenities, Polwarth stands as a testament to the allure of Edinburgh living. Whether strolling along the Union Canal, enjoying the local culinary scene, or simply appreciating the architectural beauty of the area, residents of Polwarth experience the best of both worlds in this inviting and well-connected neighbourhood.

The Location



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