

61 Watson Crescent

POLWARTH, EDINBURGH, EH11 1EW



Spacious sunny main door 1 bedroom property, approx 55sqm offering flexible accommodation with large kitchen including a dining/study space



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McEwan Fraser is delighted to present this main door one-bedroom property to the market. A rare style of property in the area, the flat is positioned at the end of Watson Crescent adjacent to Harrison Park. Internally, the property has a living room, a kitchen with separate area for dining which could double up as a study area, an ample double bedroom, and a bathroom. The property enjoys gas central heating, double glazing, integrated storage, and has retained many original period features including a laundry pulley and cornicing. This an ideal purchase for a first time buyer.

THE LIVING ROOM



Internal accommodation is centered on the living room which boasts high ceilings, period coving, a fireplace, and ample floor space for a large suite and supporting furniture.

THE KITCHEN



The kitchen breakfast room overlooks the communal rear garden and includes a range of base and wall-mounted units arranged around free-standing appliances. There is also ample space for a breakfast table or home office/study area.





The bedroom is a good-sized double with large, fitted wardrobes. Accommodation is completed by the bathroom which is partially tiled and has a window for natural light and increased ventilation. There is a three-piece suite with a shower over the bath.

There is a communal drying green with facilities for bike storage in the lengthy corridor.

Viewing is essential to fully appreciate the potential of this property whether it be from an investor or first-time buyer.

THE BATHROOM



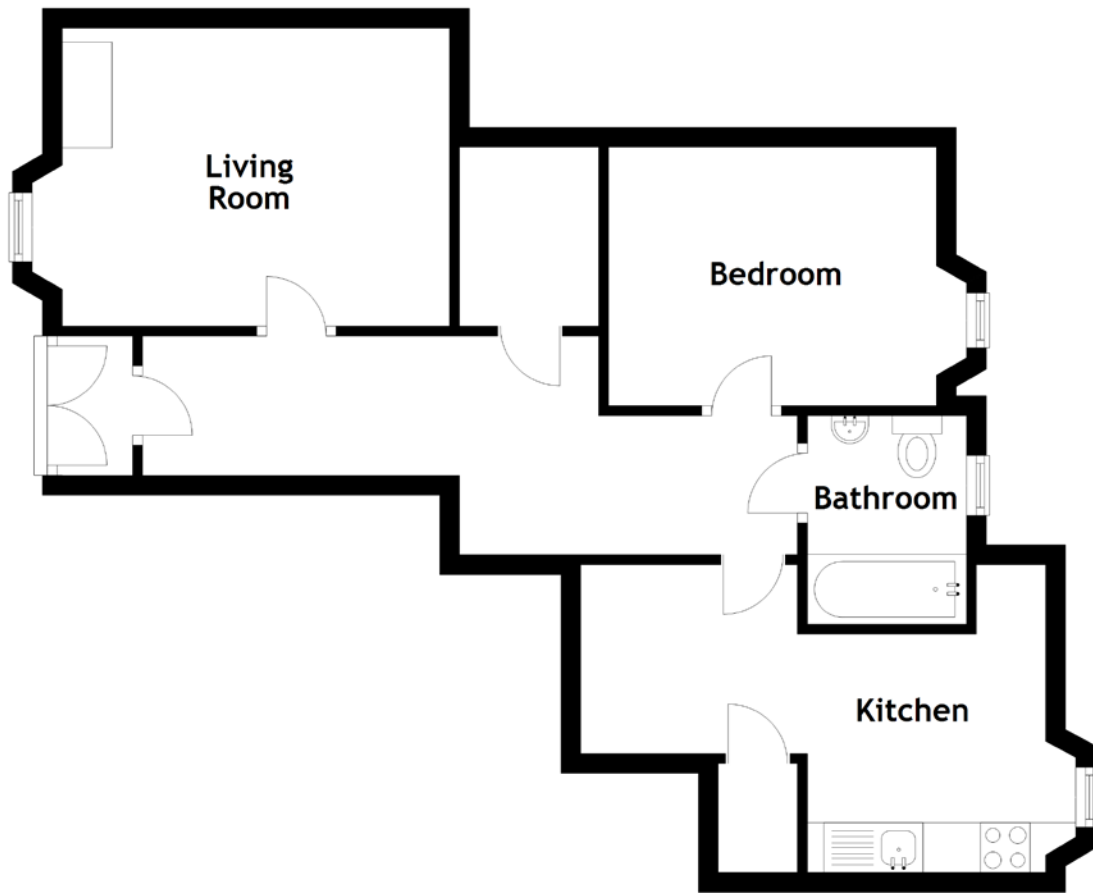
THE BEDROOM



EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

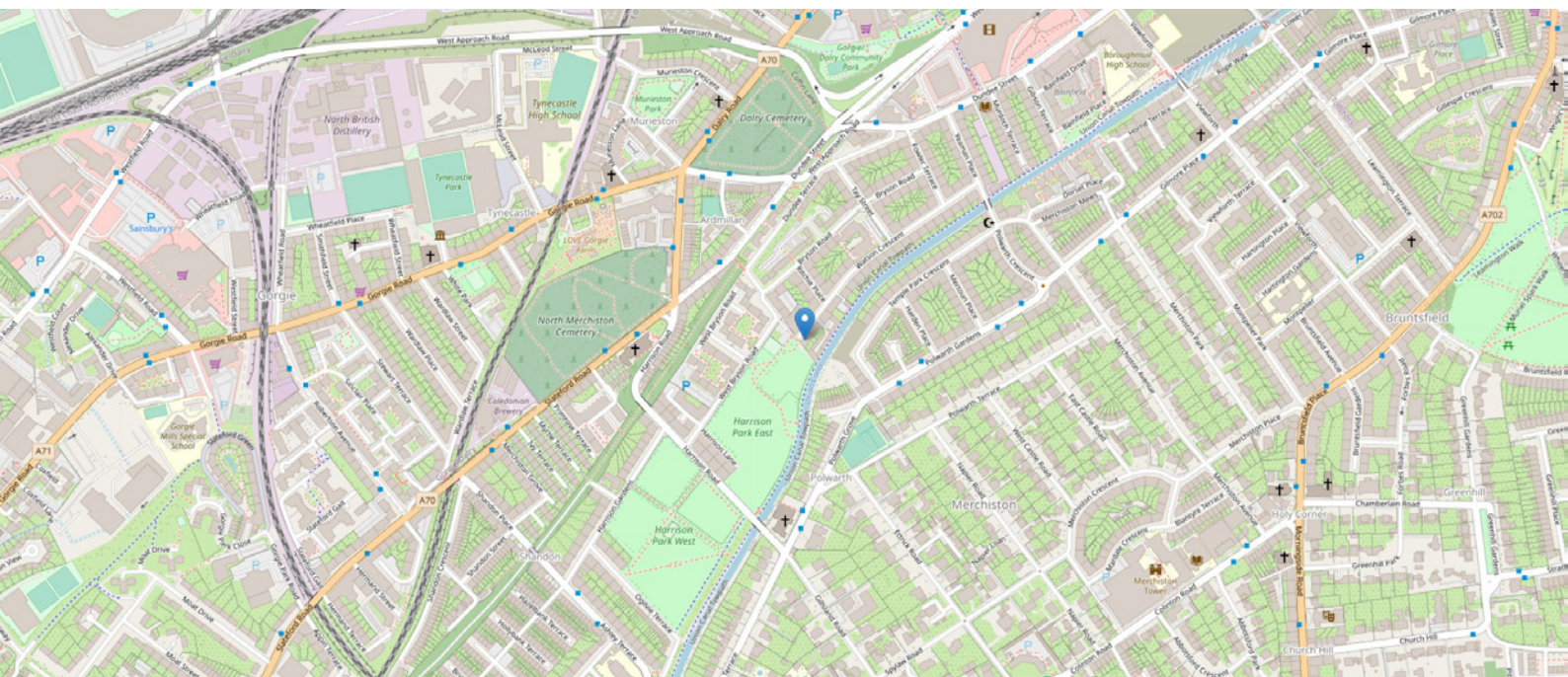


Approximate Dimensions (Taken from the widest point)

Living Room	3.90m (12'10") x 3.00m (9'10")
Kitchen	4.60m (15'1") x 2.40m (7'10")
Bathroom	2.10m (6'11") x 1.60m (5'3")
Bedroom	3.60m (11'10") x 2.60m (8'6")

Gross internal floor area (m²): 55m²
EPC Rating: D

Extras: White goods and some furniture are available by separate negotiation.



THE LOCATION

Polwarth is an exclusively residential district to the south-west of the city centre with near neighbours Merchiston and Bruntsfield. In style and appeal it is similar to Morningside, Marchmont or Bruntsfield and comprises mainly of substantial tenement and large villa properties dating back to before the turn of the 20th century.





Local shopping is convenient and extensive. The shopping centre at Polwarth caters for more than average daily requirements, having a butcher, chemist, delicatessen, grocer, newsagent and off-licence to mention only a few. There is also a continental takeaway and a 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, Tolcross or Dalry or 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, can take as little as 10 – 15 minutes via Tollcross and Lothian Road. It is also only a short 10 minute walk to Haymarket station.

There is a high concentration of sources of culture and entertainment in Lothian Road with theatres, cinemas, all manner of restaurants and bars, clubs, indoor sports facilities and sites of historical interest. Fountain Park leisure complex with its various eating places, gym with pool, bowling and cinema is situated a few minutes walking distance from the property. North Merchiston Club also offers a range of sporting and non sporting activities to the local community, including a gym.

Open air recreational facilities can be found across the road in Harrison Park, with Bruntsfield Links and the Meadows a little further afield. Local tennis, bowling and football clubs are minutes away. The nearby heritage protected Union Canal walkway leads from the city centre to deep into the open countryside. From every point of view, this is an ideal residential district, well provided for locally and within the easiest possible reach of both the city centre and the City Bypass, a mere 15 minute drive away.


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