



26/1 Watson Crescent, Polwarth, Edinburgh, EH11 1HF, Edinburgh, EH11 1HF, Polwarth, Edinburgh South

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Boyd Property are delighted to present this extremely bright and spacious ground floor flat, forming part of a traditional stone-built tenement. The property is in good order and is offered to the market in move-in condition. The accommodation comprises: a welcoming entrance hall with versatile box room/home office or dressing room off, a comfortable sitting room with boxed window provides a leafy outlook over the communal garden, the open plan kitchen is fitted with modern base and wall mounted units, with a large utility cupboard housing the washing machine. The light and airy double bedroom provides a relaxing retreat and offers similar views to the sitting room. The family sized bathroom is fitted with a white suite and has a shower over the bath. The property benefits from gas central heating, an entry phone security system and access to a well-maintained communal garden to the rear of the building and there is permit parking available to the front. This property will make an ideal first home and viewing is highly recommended.

Location

Polwarth is a bustling residential area running alongside the Union Canal with excellent rental potential and a range of amenities. There are a range of shopping opportunities nearby at both independent stores, a local co-op and Lidl are located within a short walk or there is a large Sainsbury's in neighbouring Gorgie. Fountain Park, located a short walk away, and provides access to a wide range of leisure facilities including a Nuffield Health gym, multiscreen cinema, bowling alley and popular chain restaurants. If you prefer a more boutique experience, then in nearby Bruntsfield you will find unique eateries and bars and walks along the Union Canal make for a relaxing experience.

BASE INFORMATION:

Rooms	: 1
Bed	: 1