



Thorntons 
The right way to move

51/10 Watson Crescent, Polwarth

Edinburgh, EH11 1EW





Summary

Set on the third/top floor of a classic tenement with a shared garden, this one-bedroom flat in popular Polworth enjoys the best of both worlds, offering easy access to the city centre and Haymarket's transport hub, as well as enviable proximity to open green spaces and walking/cycle routes. The mainly neutral interiors include social open-plan living with a reception room and modern breakfast kitchen, while period decorative detailing is retained within the spacious bedroom. The flat and its prime city location represent a fantastic opportunity for first-time buyers, professionals, and investors.

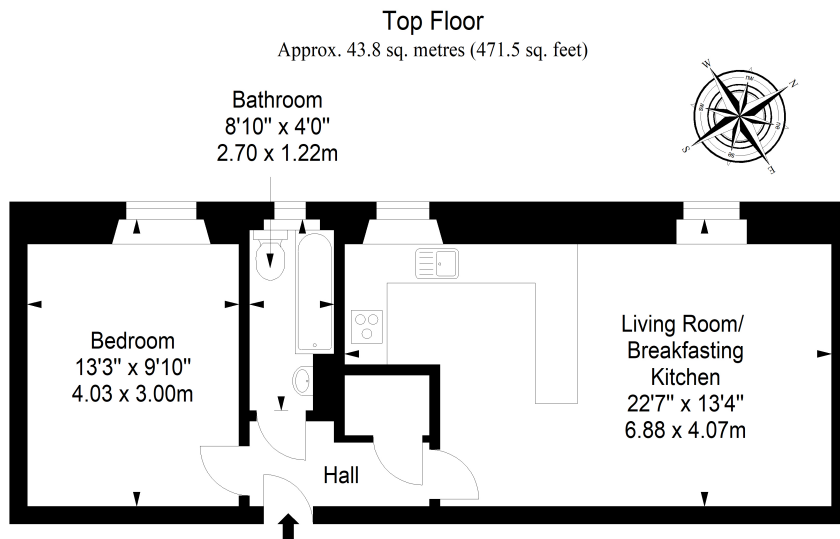
Extras: All fitted floor and window coverings and light fittings are included.

Features

- Prime city location close to Harrison Park and the Union Canal
- Top/third-floor tenement flat
- Secure communal stairwell
- Entrance hall with storage
- Bright living room open to:
- Modern kitchen with breakfast bar
- One spacious double bedroom
- Bathroom with shower-over-bath
- Sunny communal rear garden
- On-street permit parking (Zone S4)
- Electric heating and double-glazing



Floorplan



Total area: approx. 43.8 sq. metres (471.5 sq. feet)

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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