



**lindsays**

44/4 Temple Park Crescent,  
Edinburgh EH11 1HX

*"A two bedroom flat in the popular Polwarth area of Edinburgh"*

- Second floor traditional flat
- Popular Polwarth location
- Sitting room with open-plan kitchen
- Two double bedrooms
- Box room
- Bathroom
- Gas central heating
- Double glazing
- Shared rear garden

EPC Rating C

**OFFERS OVER £240,000**





## Description

A two bedroom flat in the popular Polwarth area of Edinburgh. The property is located to the south-west of the city centre, close to many amenities and enjoys pleasant views over the Union Canal to the rear. The flat is accessed via a secure entry-phone system and is found on the second floor of this traditional tenement building. The property benefits from gas central heating, double glazing and access to a shared rear garden. The internal layout comprises; hallway with box room and store cupboard, open plan kitchen and sitting room, two double bedrooms and the bathroom. The kitchen is equipped with an electric oven, induction hob and a fridge/freezer, and the washing machine is located in the hall cupboard.

## Area

Polwarth is a popular and convenient residential area of the capital which lies approximately three miles south west of the city centre. Ideal for many of Edinburgh's large financial and business institutions, along with its famous and historical places. Whilst, the surrounding area plays host to a selection of convenience stores and popular eateries, all within a few minutes on foot, Princes Street and the city centre are readily accessible via many and frequent bus services or simply via a pleasant stroll along the Union canal walkway/ cycle path. Edinburgh University, Edinburgh Art School and Napier Universities are all within easy reach, as are the added amenities of both Bruntsfield and Morningside. The Fountain Park Leisure Complex with its Cinema, Health Club, Casino and restaurants is within a few minutes on foot, as are the wonderful green spaces of Bruntsfield Links and the Meadows.

## Viewing

Sunday 2-4pm (no appointment necessary) or contact Lindsays 0131 229 4040

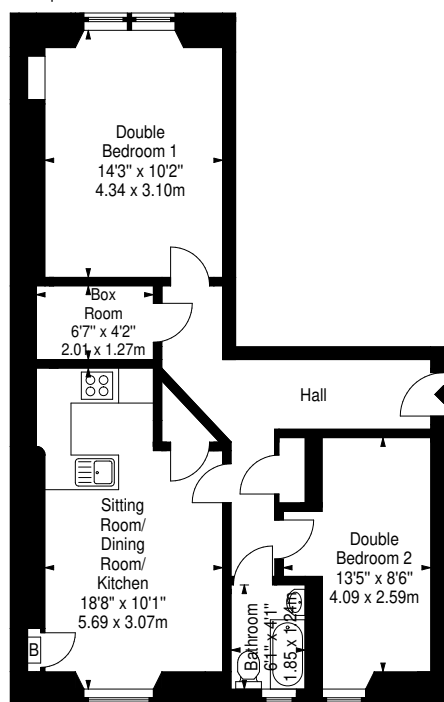


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SquareFoot

Approx. Gross Internal Area  
613 Sq Ft - 56.95 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Second Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.