



38/9 Temple Park Crescent,
Polwarth EH11 1HU



A delightful one/two-bedroom top floor flat situated in the highly sought-after Polwarth district, just south of Edinburgh's city centre

 1 Bed  1 Bath  2 Reception

38/9 Temple Park Crescent is a delightful one/two-bedroom top floor flat situated in the highly sought-after Polwarth district, just south of Edinburgh's city centre. The bright and well-presented accommodation comprises - entrance hallway with useful storage, a spacious living room which could alternatively be used as a double bedroom, a kitchen/dining/living space, a further double bedroom, and bathroom. The property also benefits from access to a well-maintained shared garden to the rear. Ample residents' permit parking is available on Temple Park Crescent and the surrounding streets

Features

- Popular residential location
- Excellent local amenities and easy access to city centre
- Superbly presented accommodation
- Shared rear garden
- Living room/double bedroom
- Kitchen/dining room/living room
- Further double bedroom
- Bathroom
- Gas central heating and double glazing
- Permit parking
- EPC Rating C

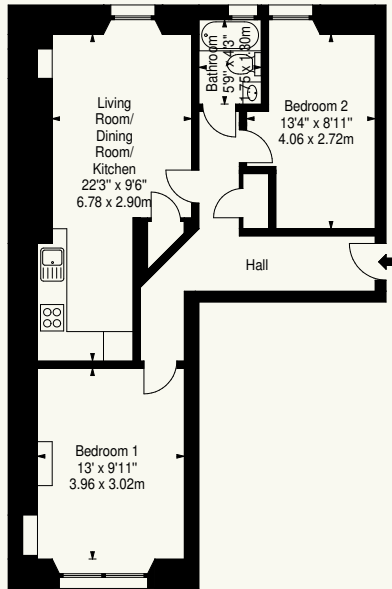
Offers Over £245,000

Temple Park Crescent,
Edinburgh,
Midlothian, EH11 1HU



SquareFoot

Approx. Gross Internal Area
605 Sq Ft - 56.20 Sq M
For identification only. Not to scale.
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Third Floor



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.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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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.