



50/9 Temple Park Crescent,
Edinburgh EH11 1HX



A charming and well-presented one bedroom flat in the popular Polwarth area of Edinburgh

 1 Bed  1 Bath  1 Reception

A charming and well-presented one bedroom flat in the popular Polwarth area of Edinburgh. The location offers easy access to the city centre as well as to many local amenities. The flat is positioned on the third floor of a traditional tenement building and benefits from gas central heating, double glazing and access to a shared rear garden which backs onto the Union Canal. To the front is a bright twin-windowed sitting room – off which is a useful box room or study. To the rear is the double bedroom, the shower room and a spacious and well-equipped dining kitchen which comes with fridge/freezer, electric oven, electric hob and the washing machine. The building is accessed via a secure entry-phone system.

Features

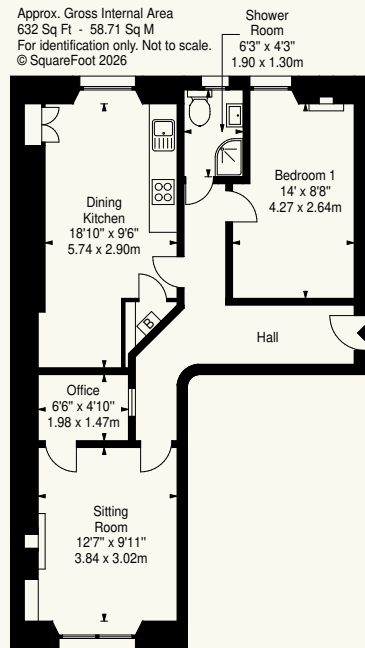
- Well-presented one bedroom flat
- Popular area
- Bright sitting room
- Spacious dining kitchen
- Double bedroom
- Box room or study
- Shower room
- Gas central heating
- Double glazing
- Shared rear garden
- EPC Rating C

Offers Over £235,000

Temple Park Crescent,
Edinburgh,
Midlothian, EH11 1HX



Approx. Gross Internal Area
632 Sq Ft - 58.71 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:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay's on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsay's 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.