



**Thorntons**   
The right way to move

## 41/1 Temple Park Crescent

Polwarth, Edinburgh  
EH11 1JE



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## Property Summary

Benefiting from access to private and shared gardens, as well as regulated street parking, this spacious ground-floor tenement flat offers well-presented, neutral interiors enhanced by elegant period adornments and stylish finishings. The modernised city home comes with two reception areas, a double bedroom, a separate box room, and a contemporary bathroom. Entering the flat, a spacious hallway welcomes you inside. This airy ambiance of the hallway is amplified by the tall ceilings and offers enough space for a study or a home office nook. Overlooking the front garden is a bay-fronted living room, complete with a focal fireplace (fitted with a living flame gas fire) and ample room for lounge furniture. Set at the rear and overlooking a garden from a lovely window seat, is a sun-filled dining kitchen. Fully integrated Shaker units are framed by elegant tiling, whilst the room offers separate space for a dining table and chairs.

## Features

- Prime central location
- Spacious and stylish ground-floor tenement flat
- Some lovely retained period features
- Communal vestibule with secure entry
- Airy entrance hall with storage
- Bay-fronted living room with living-flame fire and storage
- Multi-use box room
- Southeast-facing dining kitchen with garden views
- One double bedroom with a period cornice
- Bright bathroom with bath and overhead rainfall shower
- Private front garden and shared rear garden
- Controlled on-street parking (Zone S3)
- Gas central heating and double glazing





“The modernised city home comes with two reception areas, a double bedroom, a separate box room, and a contemporary bathroom.”











“Overlooking the private front garden is a double bedroom, complete with recessed window and period cornicing.”



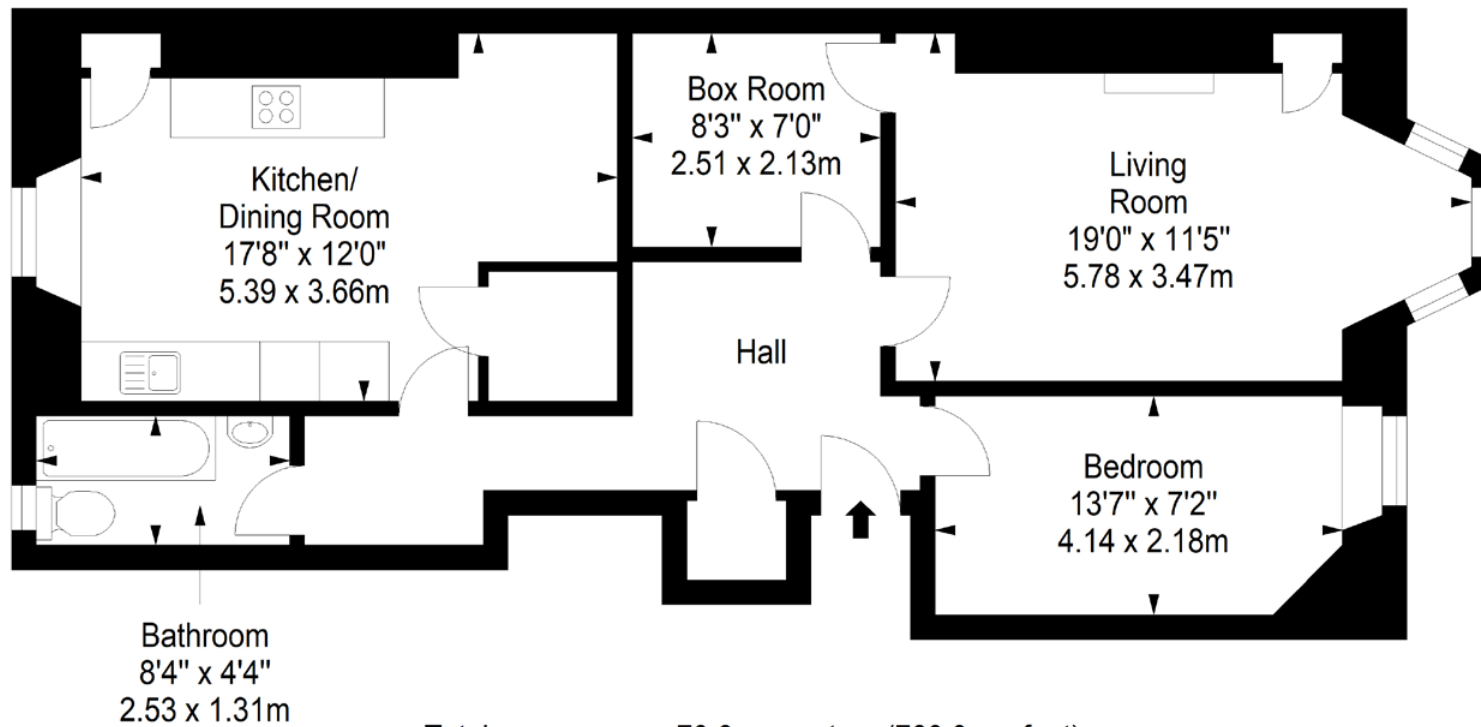




# Floorplan

## Ground Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



Total area: approx. 70.6 sq. metres (760.0 sq. feet)



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