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44/6 Temple Park Crescent, Edinburgh, EH11 1HX

Light & Tastefully Presented, Two Bedroom, Dual Aspect, Second Floor Flat

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Property Description

Light and tastefully presented, two-bedroom, dual-aspect, second-floor flat forming part of a traditional stone-built tenement. Located on a quiet side street in the Viewforth area, just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen, a stylish shower suite, NEST gas central heating, light neutral decor and leafy rear views overlooking the Union Canal.

In addition, there are tall ceilings, an impressive period fireplace for the lounge, sash and case windows, a secured entry system, and a highly-maintained shared garden.

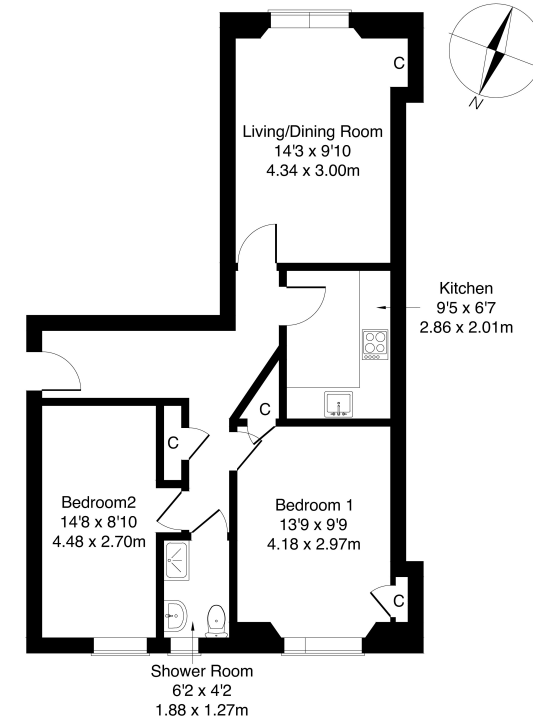
A welcoming entrance hall affords access throughout the property, and features a convenient built-in storage cupboard. Set to the front, the living room benefits from a southerly-facing aspect allowing plentiful natural light, and features ample space for a dining area, the impressive period fireplace and an open-press with shelves. Set internally off the hall, the kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with drainer, and an integrated oven and gas hob.

Two double bedrooms are set to the rear, similarly well-finished in light decor and carpeted flooring; with bedroom one also featuring two built-in cupboards offering some storage. Completing the accommodation, the stylish shower room is fitted with a modern suite including a corner cubicle with a mains mixer shower and tiled splash walls.

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Approximate Gross Internal Area: (624 sq ft - 58 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Viewforth lies just west of the city centre and is adjacent to many other vibrant areas such as Tollcross, Bruntsfield, Polwarth, and Fountainbridge. The area is undergoing major development, with many modern residential properties mixed with more traditional tenements. There is good local shopping throughout, whilst Tollcross and Dalry Road offer further amenities and supermarkets. The Fountain Park Leisure Complex includes a multi-screen cinema, fitness centre and

numerous restaurants; the Union Canal has walking and cycle paths, whilst Bruntsfield Links and the Meadows offer vast open green spaces. Many attractions, business and educational institutions of Edinburgh centre can be reached easily on foot, as can the travel hub of Haymarket Station for bus, tram, and rail connections, whilst regular bus services are available from Dundee Street and Gilmore Place.





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