



**Thorntons**   
The right way to move

## 17/7 Temple Park Crescent

Polwarth, Edinburgh, EH11 1JF





## Summary

Offering a characterful city home in Polwarth, this one-bedroom (plus a box room) third/top-floor flat forms part of a traditional tenement building and is presented with neutrally decorated interiors and period features. It is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike, and it benefits from close proximity to excellent amenities. These include Fountain Park with its entertainment and dining venues, nearby shops, transport links connecting across the city, and scenic outdoor spaces, including the Union Canal and parks.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Traditional third/top-floor flat in Polwarth
- Neutral interiors and period features
- Secure shared entrance and stairwell
- Welcoming, airy hallway
- Spacious, bay-fronted living room with striking fireplace
- Well-appointed dining kitchen with utility room
- Generous double bedroom
- Versatile, good-sized box room
- Bathroom with shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone S3)
- Gas central heating and partial double glazing



# Floorplan



Total area: approx. 75.0 sq. metres (807.3 sq. feet)

# Thorntons

The right way to move

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### ARBROATH

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### MONTROSE

55 High Street, Montrose, DD10 8LR  
01674 673444  
montrosea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standwsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

@ThorntonsPropertyServices

@thorntonsproperty

@ThorntonsPS