



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





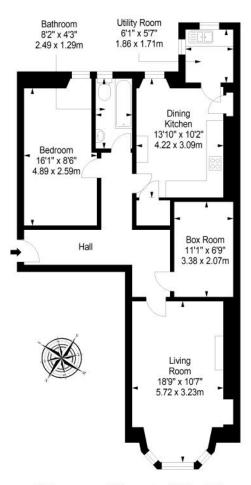




Floorplan

Third Floor

Approx. 75.0 sq. metres (807.3 sq. feet)



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

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.

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