

68 1f3, Temple Park Crescent, Edinburgh, EH11 1HY

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Forming part of a traditional Victorian tenement, this is an excellent opportunity to create a stylish and spacious first floor flat situated in the popular and convenient location of Polwarth, approximately one and a half miles southwest of the City Centre.

The property presents a fantastic opportunity for a purchaser to upgrade and redecorate the property to suit their family's requirements, both in terms of layout and modernisation. A bright hallway leads to a spacious living/ kitchen with an open outlook.

There are two double bedrooms, and a family bathroom. *There is also a box-room which could easily be used as a home office.*

The property benefits from an entry phone security system and a well-maintained communal garden to the rear.

It should be noted that none of the services are guaranteed and should be taken as seen. The property would benefit from upgrading and includes double glazing and good storage facilities.

EXTERNAL:

There is a large and well maintained communal garden to the rear of the property. Resident permit parking is available on application to the City of Edinburgh Council.

- Open plan living/kitchen
- 2 Double Bedrooms
- Box Room
- Entry Phone Security System
- Communal Rear Garden

AREA:

Polwarth offers a good selection of local shops and amenities and regular bus services to the City Centre and other parts of the city run close by including the service 300 airport bus. Haymarket Train Station and Tram stop are also nearby. The Fountain Leisure Park, which features a multiplex cinema and full leisure facilities, is a short walk away. The open green spaces of Harrison Park Gardens are nearby as well as walks along the banks of Union Canal as are the added amenities of Morningside and Bruntsfield. The property is in the catchment area of well regarded schools including Bruntsfield Primary School and Boroughmuir High School. Both Edinburgh and Napier Universities are within easy reach.

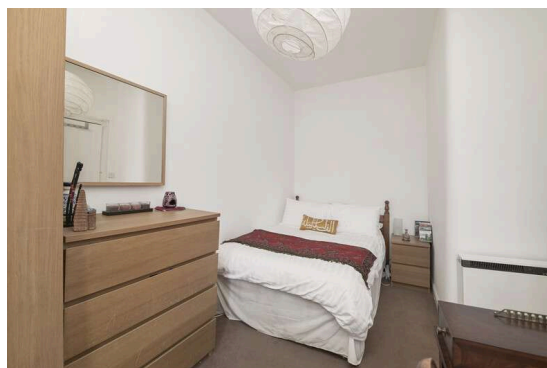
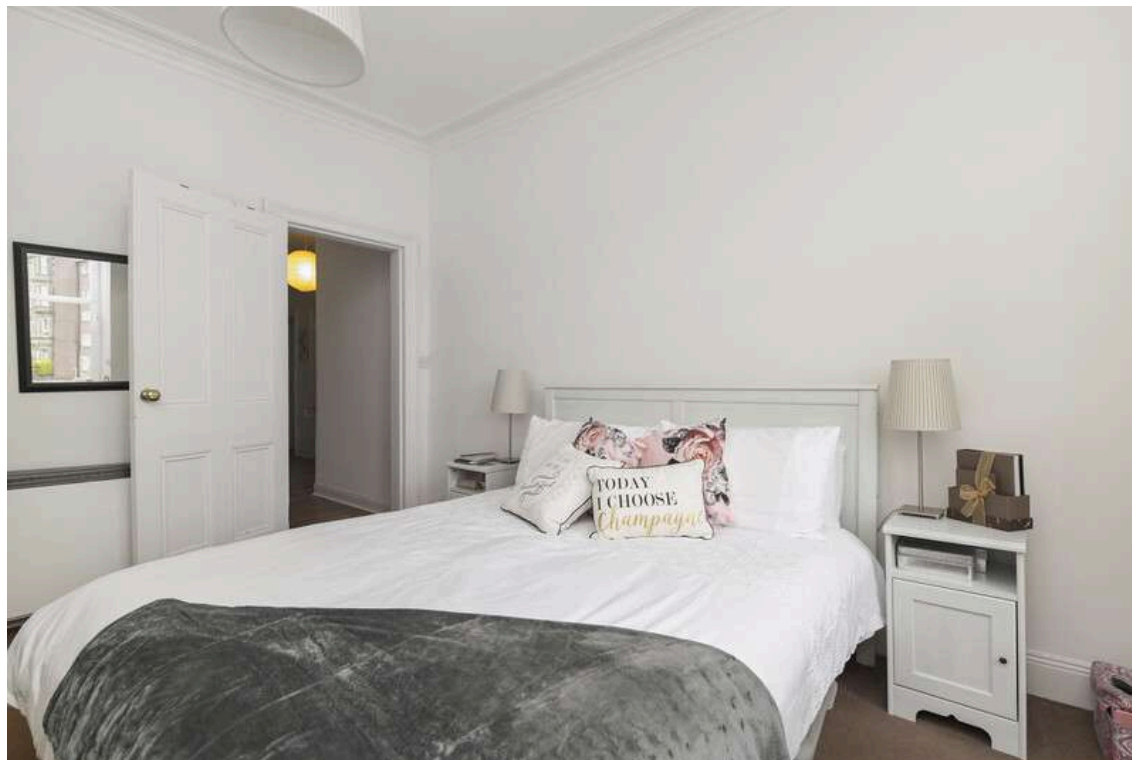
PRICE AND VIEWING:

For price and viewing information or further details on this property please contact Jacquie 07884 247419

EPC Band - D

Council Tax Band: C

***Note:** Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.*



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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