



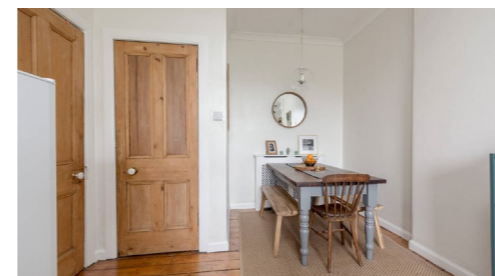
**74/6 Temple Park Crescent,
Polwarth, Edinburgh, EH11 1HZ**

CALL US ON 0131 447 4747

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For price and viewing information please visit residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Secure entry-phone system and well-maintained communal stair.
- Bright and spacious reception hall with ample room for storage and additional storage cupboard.
- Stylishly presented, and generously sized, living room with feature fireplace, ornate cornicing and traditional Edinburgh Press shelving.
- Dining kitchen with original floorboards and wall-mounted units and appliances include a four-ring gas hob and oven, washing machine and free-standing fridge freezer. With generous dining area, providing ample room for a dining table and chairs, along with additional storage cupboards, a beautiful Belfast sink and window overlooking the tranquil rear communal garden and canal.
- Large box room set off the living room, providing a perfect space for a home office or additional storage. Benefitting from further light via a window into the hall.
- Attractive & generously proportioned double bedroom, quietly set to the rear of the property and overlooking the Union Canal.
- Recently renovated fitted bathroom comprising of shower, WC and wash-hand basin.
- Gas central heating.
- Original features and flooring throughout.
- Well maintained communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

Beautifully decorated throughout, this characterful, second-floor flat forms part of a traditional building in the vibrant district of the City. Boasting stylish interior, period features, and flooded with natural light, this property would make a truly excellent purchase for a first-time buyer, young professional or investor. Positioned perfectly for easy access to Edinburgh City Centre and excellent nearby amenities, as well as being a short walk away from Harrison Park and the Union Canal. To the outside, the property benefits from a sunny South-East facing aspect

COUNCIL TAX BAND - C.
TRAIN STATION - APPROXIMATELY 1 MILE TO HAYMARKET TRAIN STATION.
AIRPORT - APPROXIMATELY 8 MILES TO EDINBURGH AIRPORT.
BUSES - WITHIN 100 METRES.

LOCATION

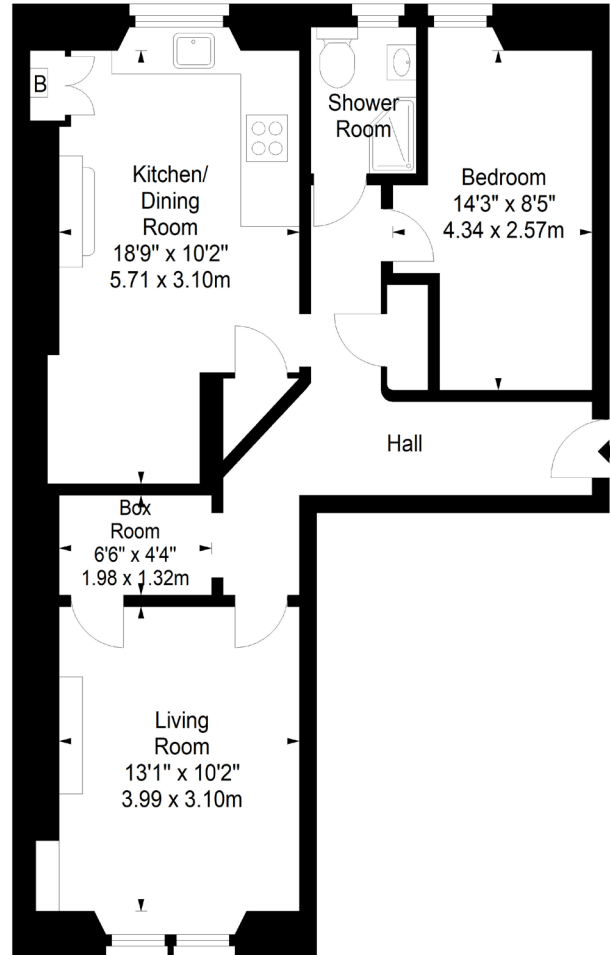
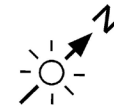
Temple Park Crescent is situated in the popular residential area of Polwarth, lying southwest of the City Centre. Local shops cater for everyday needs with a large choice of supermarkets all within close proximity. For recreational activities, Harrison Park and the Union Canal are nearby, with the green open spaces of the Bruntsfield Links & the Meadows, as well as Craiglockhart Sports Centre and Craiglockhart Hill. Fountain Park Leisure complex is also nearby and has a Health Club, bowling alley, bars and restaurants. Merchiston, Tollcross, Bruntsfield and Morningside are within approximately 1 mile of the property and offer a variety of specialist shops, restaurants, and bars. Catchment schools in the area include Bruntsfield Primary, St Peter's RC Primary, Boroughmuir High and St Thomas of Aquin's RC High, with Edinburgh and Napier Universities close by. Regular buses operate to and from the city centre and surrounding areas, Haymarket Train Station is short distance away, and the City Bypass is easily accessible with links to the major motorway networks.

EXTRAS:
ALL LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES INCLUDING THE HOB & OVEN, AUTOMATIC WASHING MACHINE AND FREE-STANDING FRIDGE/FREEZER. NO GUARANTEES FOR APPLIANCES.

Temple Park Crescent,
Edinburgh,
Midlothian, EH11 1HZ



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Second Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.