

46 Temple Park Crescent, Polwarth Edinburgh, EH11 1HX

FIXED PRICE £345,000



drummondmiller



- Traditional Victorian main door ground floor flat boasting flexible layout
- Large living room with reading nook and French doors to rear
- Recently modernised, fully equipped fitted kitchen with built-in appliances and dining space; finished to an excellent standard
- Large double main bedroom benefitting from walk-in nursery/dressing room off
- Second double bedroom, bright study and modern bathroom; 3 cupboards (one furnished as laundry)
- GCH and DG (some replaced in 2022)
- Private walled front garden and large well-maintained communal rear garden. On-street permit parking
- Literally yards away from canal and amenities; Walking distance from the centre of town
- EPC C

Description

Drummond Miller LLP are delighted to present this seldom-available, spacious Victorian two-bedroom main door ground floor flat located within the sought-after, established residential area of Polwarth. This is an ideal City Centre home or equally an excellent letting opportunity with a likely yield of £1200 pcm. In true walk-in condition, the spacious property has been tastefully upgraded and decorated throughout and boasts many charming period features including a delightful fireplace, solid wood panelled doors, high ceilings and ornate cornicing.

The flat forms part of a substantial stone-built tenement dating back to around 1898 and enjoys the advantage of its own private garden entrance. The recent internal reconfiguration has created an enhanced and more versatile layout (77 sqm). The living room boasts French doors which give direct access out to the rear garden. The refitted kitchen has integrated appliances, Belfast sink and space for a dining table set. The large main bedroom benefits from a versatile dressing room/nursery off. There is also a second double bedroom, bright study and a modern internal bathroom/shower. The flat benefits from gas central heating and double glazing throughout, some of which was upgraded in 2022. Internal viewing is essential to fully appreciate the bright and well-proportioned accommodation on offer.





Garden and Parking

There is a small private walled front garden that enjoys morning/afternoon sunshine, while the communal rear garden enjoys afternoon/evening sunshine. Zone O3A on-street parking for residents is provided in and around Temple Park Crescent.

Location

The property enjoys a sunny south-facing position in a popular canal side crescent and benefits from the tranquillity afforded by its location backing on to the canal. Excellent public transport links can be accessed with ease from the property. Polwarth is a mainly residential area bounded by Bruntsfield and Merchiston, Gorgie and Dalry, Fountainbridge and Craiglockhart. Temple Park Crescent is located near Harrison Park, Fountain Park leisure park, university complexes and the attractive Union Canal/cycle route/jogging path. It is a comfortable stroll away from Tollcross (Edinburgh's new financial/exchange sector) and many West End attractions. Haymarket Rail Station is also close by, and excellent bus services operate. A Sainsbury's store and other local shops are available in the immediate vicinity whilst major Princes Street stores are only 1.5 miles away.

Valuation

The apartment has a mortgage valuation of £350,000 and the Home Report is available from the ESPC web site.



Council tax Band and EPC

It lies in Council Tax band D and has a C rated Energy performance Certificate.

There is a small walled front garden and French doors lead out to the shared rear garden which enjoys late afternoon/evening sunshine. Zone O3A on-street parking for residents is provided in and around Temple Park Crescent.

Location

The property enjoys a sunny south-facing position in a popular canal-side crescent and benefits from the tranquillity afforded by its location backing onto the canal. Polwarth is a mainly



46 TEMPLE PARK CRESCENT, POLWARTH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 827 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
dm-property.com



drummondmiller