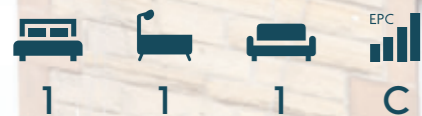


COULTERS[©]

WELCOME TO:

TEMPLE PARK CRESCENT

62/2 Temple Park Crescent, Polwarth, Edinburgh, EH11 1HY



TEMPLE PARK CRESCENT AT A GLANCE:



Popular Polwarth location



Traditional apartment



South-east-facing living room



The Union Canal on the doorstep



Walking distance of Harrison Park



Close to Bruntsfield amenities

EXTRAS:

All fixtures and fittings, including; curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Quietly situated in the popular residential area of Polwarth, minutes from Harrison Park and The Union Canal, this is an appealing apartment. Situated on the first floor of a well-kept Victorian tenement with a shared rear garden, its generous and light-filled accommodation is presented to the market in excellent condition. Close to thriving Bruntsfield, as well as to Edinburgh Napier University Merchiston and the City Centre, it has been a much-loved home and a successful investment, and will no doubt appeal to a range of buyers.

- A light-filled living room overlooking Temple Park Crescent, with a charming interior.
- Kitchen with under-base lit wall and floor units, and integrated appliances including an oven and gas hob.
- Bright double bedroom with a tasteful décor, and offering ample space for freestanding furniture.
- Well-presented shower room with a chrome towel radiator, white WC, and washbasin.
- Shared rear garden.
- Secure entry system and well-kept stairwell.
- Gas central heating and double glazing throughout.
- Large storage cupboard in the hall.
- On-street permit parking.



LOCATION, LOCATION, LOCATION:

A quiet residential area of Edinburgh, Polwarth enjoys access to a wide variety of retail and leisure amenities. Spend relaxing afternoons at Harrison Park with the Union Canal running along its southern boundary or enjoy Craiglockhart Leisure and Tennis Centre housing indoor and outdoor courts, and fitness classes. Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach as is Fountain Park entertainment complex.

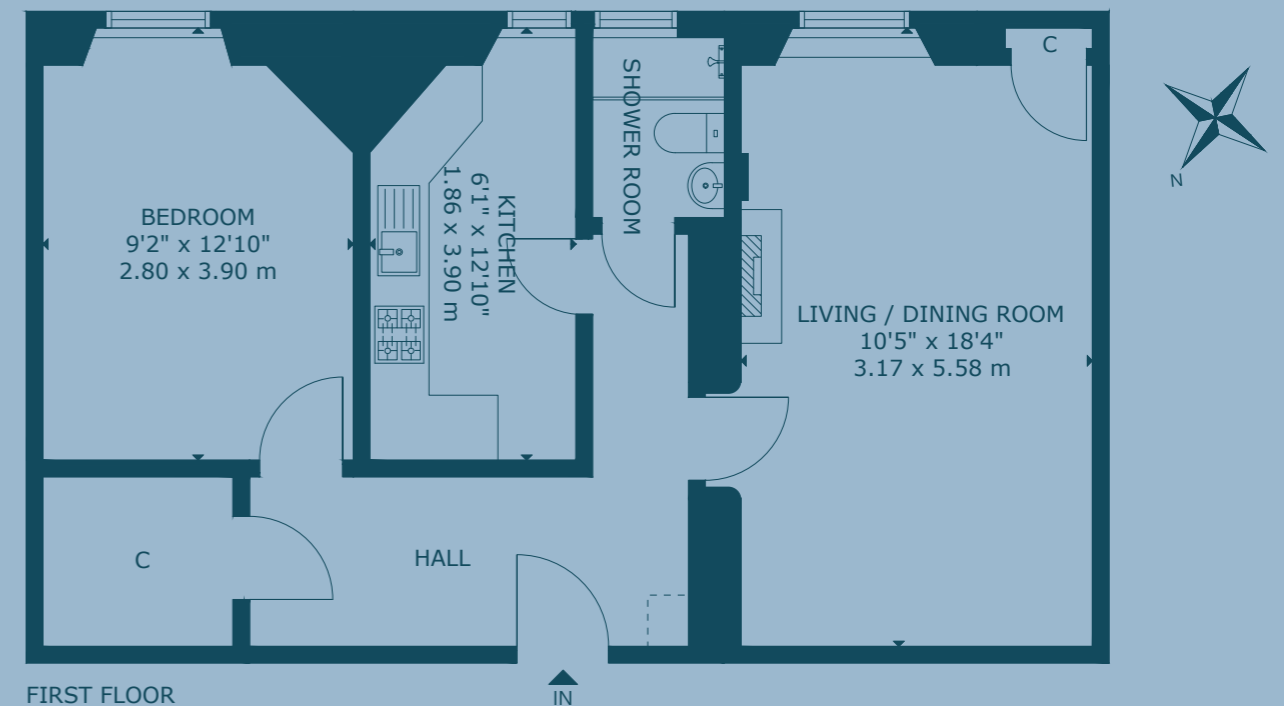
Cosmopolitan Bruntsfield lies within walking distance and offers an array of stylish eateries, bars, and retailers such as Chop House, Black Ivy, and Thai Lemongrass, and Bruntsfield Links is a wonderful open green space in which

to relax, walk, or cycle. Conveniently located, there is excellent shopping for everyday needs including a Margiotta and Scotmid. Sainsbury's and Aldi are within a ten-minute drive and there is a Waitrose and Marks and Spencer Simply Food in Morningside.

It is ideally positioned for Edinburgh Napier University's Merchiston Campus students. Haymarket Train Station is only a fifteen-minute walk and offers bus/tram links to Edinburgh International Airport and into Edinburgh City Centre. Regular buses operate to and from the City Centre and surrounding areas. The City Bypass is easily accessible.



FLOOR PLAN:



62/2 Temple Park Crescent, Polwarth, Edinburgh, EH11 1HY

Approx. Gross Internal Area

614 Sq Ft - 57 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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