



# 26 (2F3) TEMPLE PARK CRESCENT

POLWARTH, EDINBURGH, EH11 1HU



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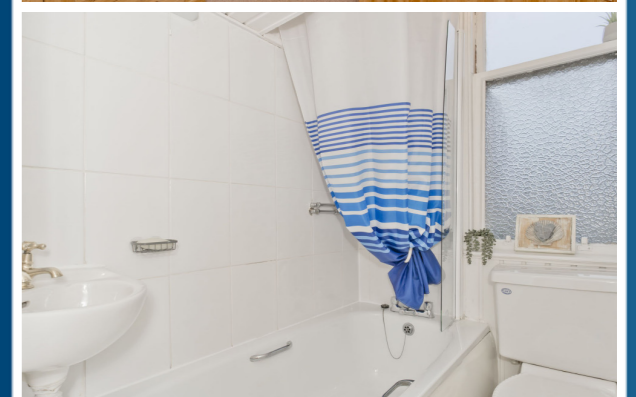
# 26 (2F3)

## TEMPLE PARK CRESCENT

Forming part of a handsome, traditional tenement building in Polwarth, backing onto the Union Canal, this second-floor flat enjoys a double bedroom, a southeast-facing living room, a large dining kitchen, a box room, and a bathroom. Externally, it benefits from access to a shared garden and on-street permit parking. With excellent amenities nearby and the heart of the capital under two miles away, the flat is sure to appeal to a wealth of buyers.

### Features

- Second-floor tenement flat in Polwarth
- Backing onto the Union Canal
- Secure shared entrance and stairwell
- Hall with built-in storage
- Sunny living room with fireplace
- Generous dining kitchen
- Good-sized double bedroom
- Versatile box room
- Bathroom with shower-over-bath
- Access to a shared garden
- Controlled on-street parking (Zone S3)
- Gas central heating and double glazing



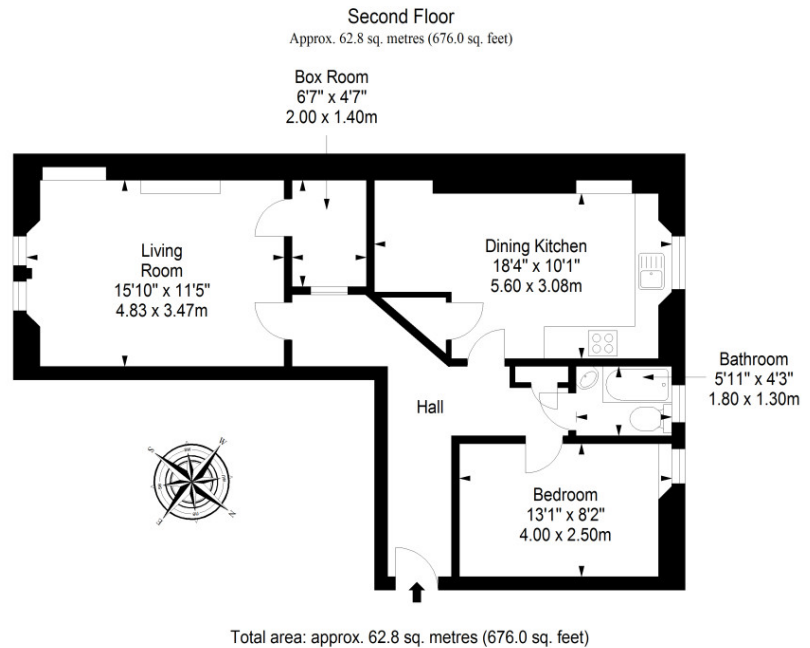
EPC Rating - C

Home Report Value - £240,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some items of furniture can also be included if desired.



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CHARTERED FIRM

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