

**17/1 Temple Park  
Crescent  
Edinburgh EH11 1JF  
Offers Over £290,000**

- Bay window lounge featuring ornate cornice and decorative fireplace
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and washing machine/tumble dryer and Fridge freezer are included in sale
- Two double bedrooms with master featuring en-suite
- Bathroom fitted with three-piece suite and mains shower over bath
- Gas central heating and double glazing
- Communal garden to rear



1



2



2



EPC C





## First Floor Flat

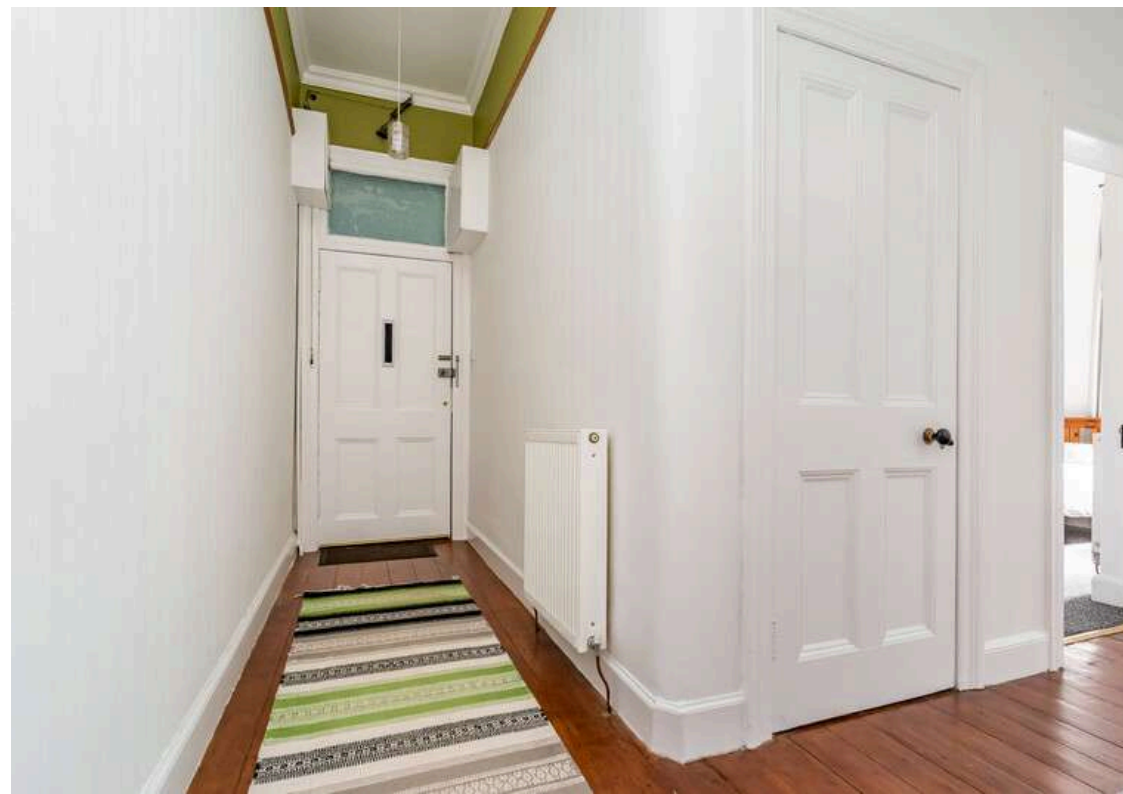
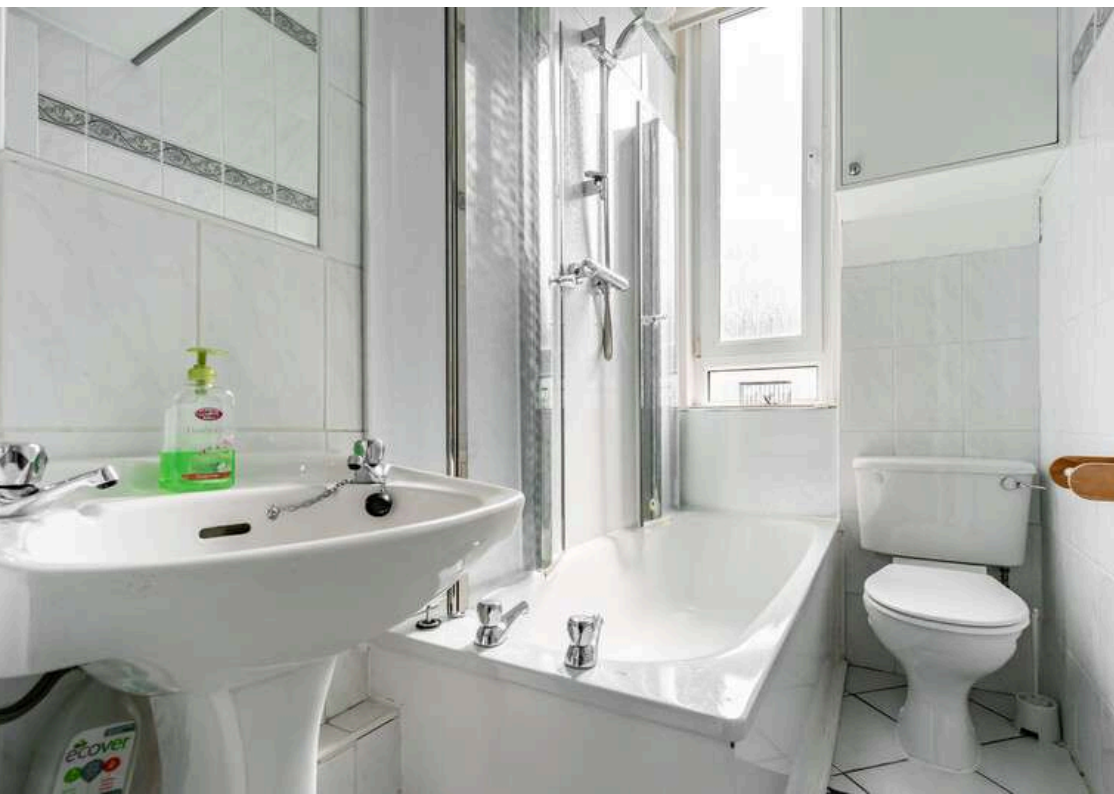
Blair Cadell are delighted to bring to market this two bed tenement flat in the heart of Polwarth. With superb links to the city centre and a wide range of local amenities, the property would be ideal for the first time buyer or young professional.

The accomodation comprises of a large bay window lounge with original features such as ornate cornice, centre rose and a decorative fireplace. The kitchen is fitted with a range of floor and wall mounted units offering plenty of useful storage space, electric hob and oven and washing machine/tumble dryer and Fridge freezer included in sale. There are two generous double bedrooms with the master featuring a large wardrobe and fully tiled en-suite fitted with a two-piece suite and electric walk in shower. Bathroom fitted with a three-piece suite and a mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency, a communal garden to the rear and residents permit parking.\*No warranties given for systems or appliances and furniture available by separate negotiation\*

Temple Park Crescent is a highly sought after location approximately 1.5 miles from the city centre which can be easily accessed by a frequent bus service that runs close by. The bypass is a short drive away and leads to the International Airport and the M8/9/90 motorway network. The area is served by both public and private schools that include the popular Boroughmuir High School, Bruntsfield primary and George Watsons College. Shopping can be found at the Edinburgh West Retail Park, a 24 Hr ASDA, Sainsbury's superstore plus Lidl and Aldi stores. The area boasts a wide variety of recreational facilities that include Harrison Park, the Union Canal, Craiglockhart Sports and Tennis Centre and Fountain Park Leisure Complex which has a range of restaurants, cinema and a Nuffield health centre as well.

**Viewing by appointment on 0131 337 1800**



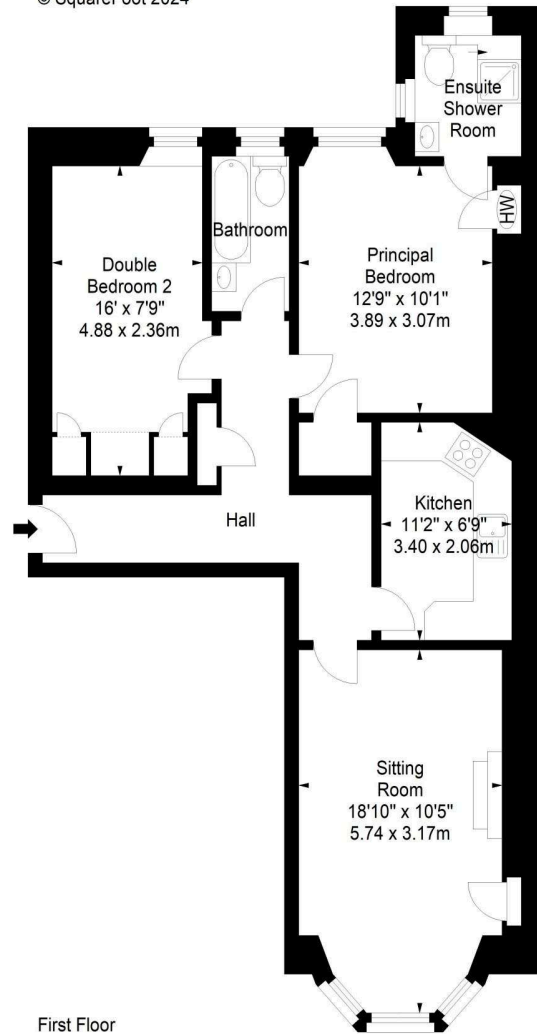




Temple Park Crescent,  
Edinburgh, EH11 1JF



Approx. Gross Internal Area  
754 Sq Ft - 70.05 Sq M  
For identification only. Not to scale.  
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First Floor



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