



23 1F3 Temple Park Crescent

POLWARTH | EDINBURGH | EH11 1JF



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23 1F3 Temple Park Crescent is a spacious and very well decorated 1-bed flat in a traditional Victorian tenement in Polwarth. Upgraded to a high standard and conveniently located for excellent local amenities whilst within easy reach of the city centre, this a nice flat in a popular location.

Entrance vestibule, welcoming hall; well-proportioned sitting room with bay window and a real flame gas fire with timber mantel piece; fitted kitchen with a range of wall mounted and floor standing units, integrated appliances and ample space for a dining table and chairs; double bedroom; bathroom with white three-piece suite comprising WC, wash hand basin and bath with shower over; box room; utility room.

Communal rear garden.

Permit holder and metered parking is available in the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen". White goods include the oven, hob, washing machine, dishwasher, fridge and freezer, and all are included in the price.

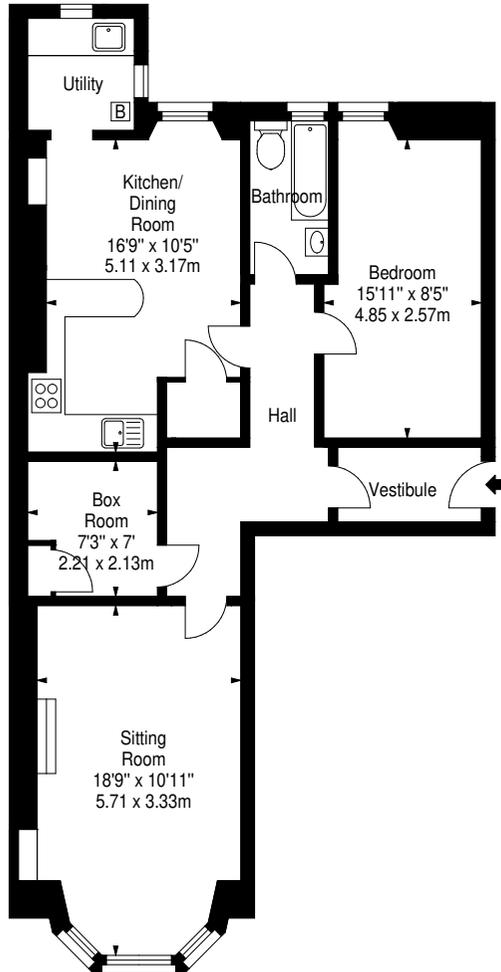




Temple Park Crescent,
Edinburgh,
Midlothian, EH11 1JF



Approx. Gross Internal Area
795 Sq Ft - 73.86 Sq M
For identification only. Not to scale.
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First Floor



Location

Temple Park Crescent is located in the popular residential area of Polwarth, lying southwest of the City Centre. Local shops cater for everyday needs with more extensive facilities including a 24-hour Asda and Marks & Spencer at Chesser, Sainsbury's & Aldi at Gorgie Road or Lidl at Dalry Road, are all within close proximity. Ample recreational activities include Harrison Park and the Union Canal, the green open spaces of the Bruntsfield Links & the Meadows, as well as Craiglockhart Sports Centre and Craiglockhart Hill all close by. Fountain Park Leisure complex is nearby and has a Nuffield Health Club, bowling alley, multiplex cinema, bars and restaurants. Tollcross, Bruntsfield and Morningside are all within approximately 1½ miles of the property and offer a variety of specialist shops, with further restaurants and bars. Edinburgh and Napier Universities also close by with a direct bus to Napier University from Dundee Street. Regular buses operate to and from the city centre and surrounding areas from both Dundee Street and Polwarth Gardens. Haymarket Train Station and tram stop are also easily accessible, and the City Bypass provides links to the major motorway networks of central Scotland.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.