



boyd property

44 (1F3) Temple Park Crescent
EDINBURGH | EH11 1HX

44 (1F3) Temple Park Crescent

EDINBURGH | EH11 1HX

Description

Boyd Property are delighted to present to the market this light and spacious 1-bedroom first floor flat forming part of a traditional stone-built tenement. Located on a quiet side street in the Polwarth area, just west of Edinburgh city centre. The accommodation comprises an entrance hall, lounge with boxroom/home office off, a fitted kitchen/dining room, a good-sized double bedroom and bathroom. The property benefits from gas central heating, double glazing, tall ceilings, a secured entry system, and a highly maintained shared garden to the rear. The property would now benefit from upgrading works and will make a superb home and will therefore appeal to a variety of buyers and viewing is highly recommended.

Virtual Staging

It should be noted as the property is currently vacant, we have virtually renovated/staged some of the rooms to showcase how fabulous this property will look when the new owner moves in.

Location

Polwarth is a much respected residential area lying approximately two miles from Edinburgh's city centre. The area is typified by traditional flats and villas close to the high amenity Bruntsfield and Morningside areas. The area boasts a good range of amenities including small local shops, a Sainsbury's local and the Fountain Park Leisure Complex. Tollcross and the City Centre are also close by, where Edinburgh's more formal entertainments are concentrated. The property is also close to Harrison Park, Bruntsfield Links and the Union Canal walkway. Polwarth is ideal for those connected with Napier and Edinburgh Universities and the city's financial core is just a brief bus journey away. An efficient public transport network operates to most parts of the town and surrounding areas, whilst the compactness of the city ensures easy access to the city bypass and main motorway networks.

Extras

All fitted floor coverings, integrated appliances and white goods in the kitchen (no warranties or guarantees will be given).



Features

- Entrance hall
- Lounge with box room/home office off
- Kitchen/Dining room
- 1 Bedroom
- 1 Bathroom
- Double glazing
- Gas central heating
- Well maintained shared garden

“A light and spacious 1-bedroom first floor flat forming part of a traditional stone-built tenement. Located on a quiet side street in the Polwarth area, just west of Edinburgh city centre.”



FREE HOLD

C EPC RATING

C COUNCIL TAX BAND

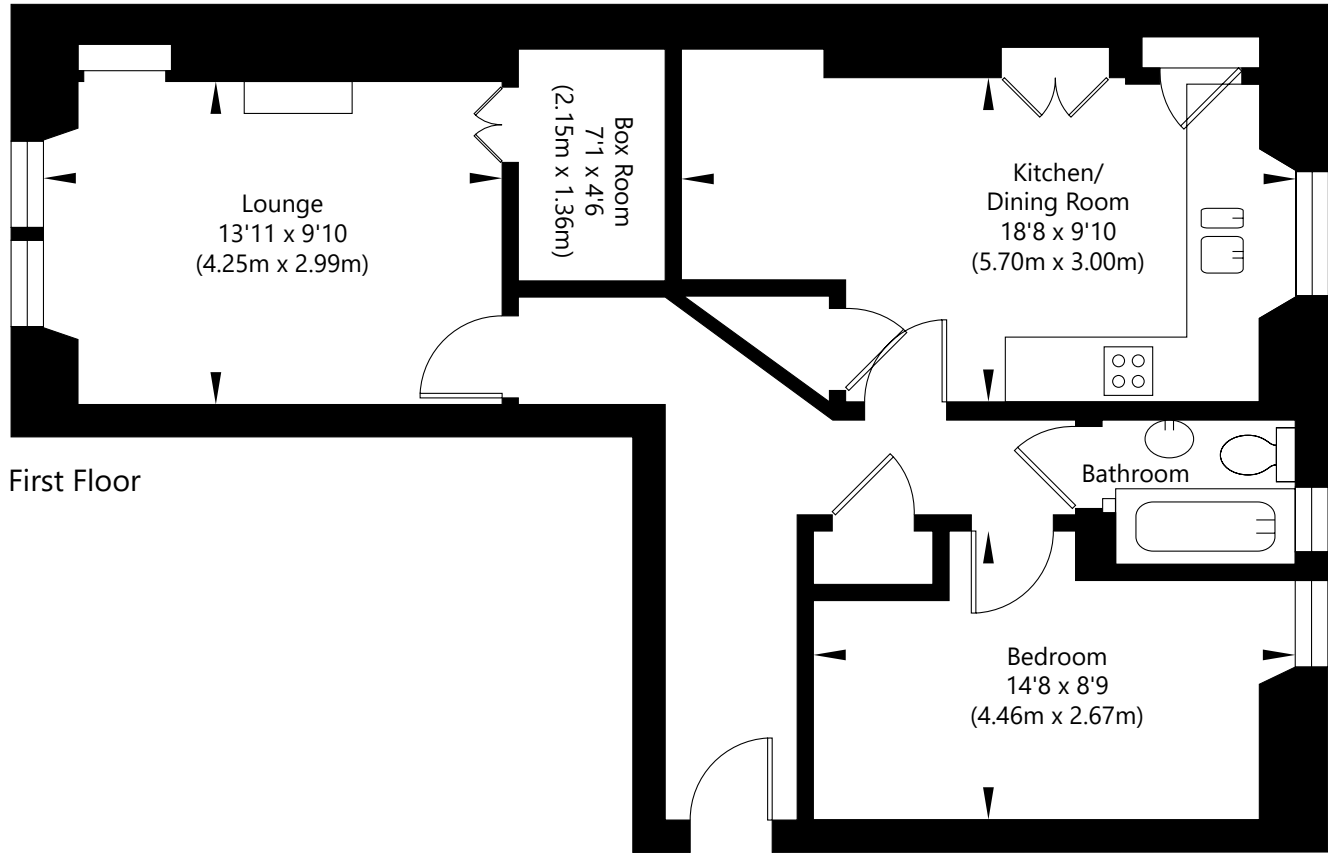
virtually renovated by HOMELII



For price and viewing information please scan the QR code.
All our property home reports can be accessed instantly via www.espc.com.
This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



Approx. Gross Internal Floor Area 57.87 Sq M / 623 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
 © 2024 planography.co.uk

Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.