

COULTERS[©]

38/6 TEMPLE PARK CRESCENT

POLWARTH, EDINBURGH, EH11 1HU

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

38/6 Temple Park Crescent is a beautifully presented, bright and engaging second floor flat, forming part of a traditional Victorian tenement building. The property has been lovingly improved by the current owner, tastefully redecorating the home, whilst sanding the original floors to reveal the beauty of the original floors. Entrance to the home is by way of a shared stair (with entry phone) and the front door opens onto an attractive hall. The gorgeous sitting room offers views toward the front of the property and is filled with natural light.

KEY FEATURES



Beautifully presented second floor traditional tenement flat.



One charming double bedroom and boxroom.



Communal garden and views onto to the Union Canal



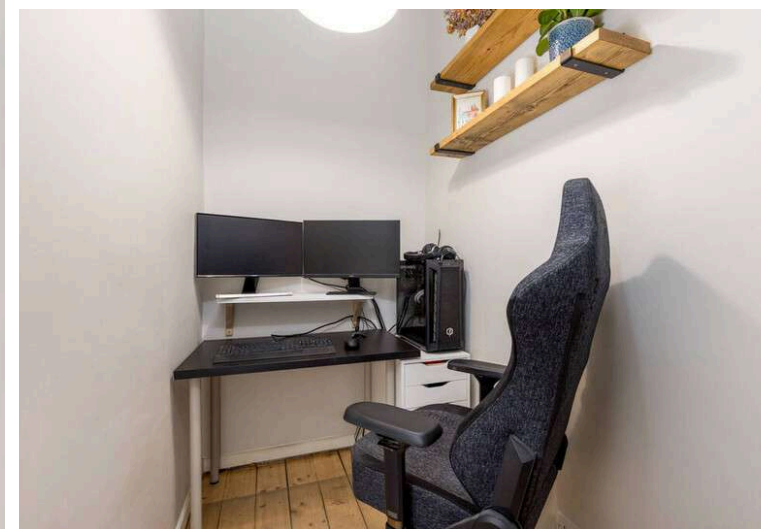
On-street residents parking.



Situated in the popular residential area of Polwarth.



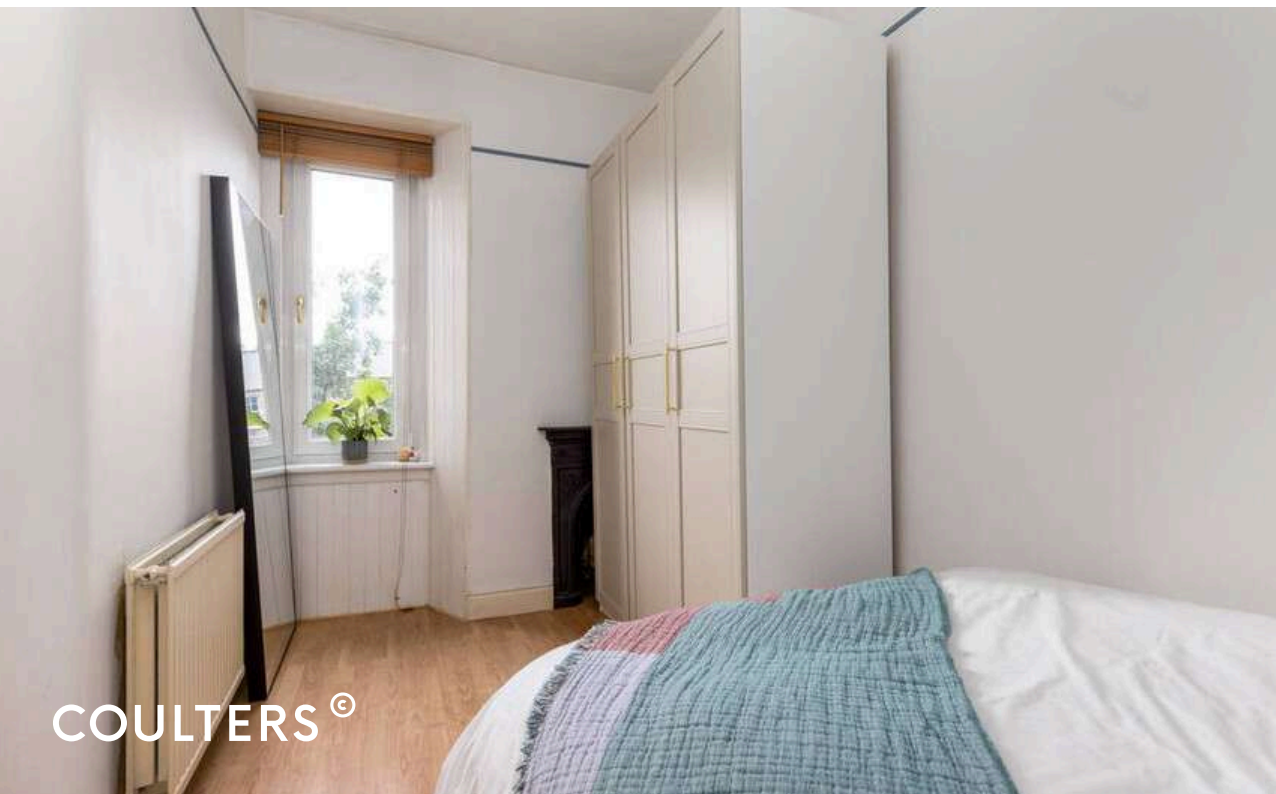
Within a short walk of local shops.



The kitchen / dining room is located to the rear with views towards the Union Canal and has a series of white painted wall and base mounted cabinetry, an elegant bespoke wine glass rack, along with a contrasting worktop. There is a new electric oven in addition to a gas hob, extractor hood and fridge/freezer. There is a dining recess, perfect for mealtimes. The double bedroom has an original cast iron mantelpiece and the boxroom is currently used as a study. The sleek, modern fitted bathroom completes the accommodation.

Heating and hot water is provided by gas central heating. There is a shared garden to the rear of the building and resident's permit holder (and metered) parking is available on the street outside.





THE LOCAL AREA

A quiet residential area of south west 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. Fountain Park entertainment complex with Cineworld cinema and Nuffield Health Gym is less than a five minute walk from the property whilst Murrayfield Stadium home to Scottish Rugby and a popular concert venue is also within easy reach. The neighbouring districts of Bruntsfield and Dalry offer an array of stylish eateries, bars, and retailers. There is excellent shopping for everyday needs including a Margiotta and Sainsburys Local with larger supermarkets available within walking distance at Dalry and Gorgie. The location of the property is ideally positioned for Edinburgh Napier University's Merchiston Campus. 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.

EXTRAS

All blinds, light fittings, fitted flooring, the washing machine, dishwasher and integrated white goods are included in the sale price.

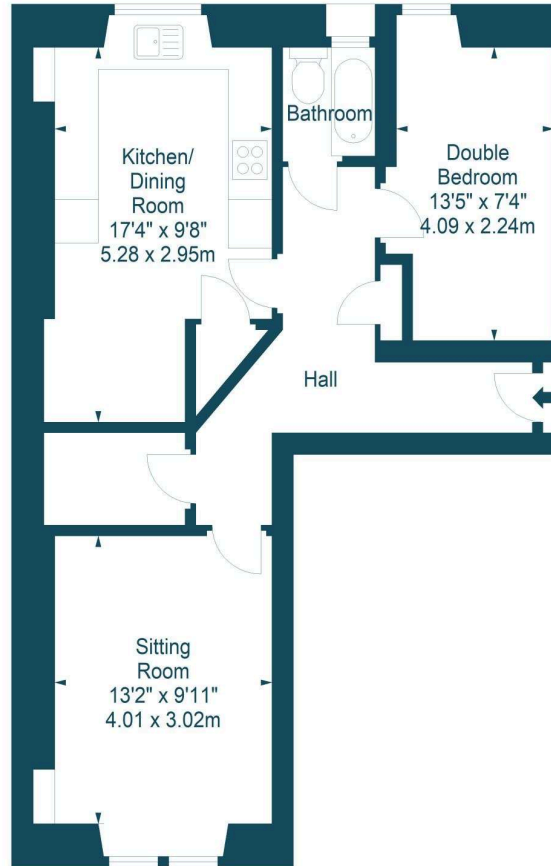
There is a quarterly stair cleaning fee of £27.



Temple Park Crescent,
Edinburgh,
Midlothian, EH11 1HU



Approx. Gross Internal Area
614 Sq Ft - 57.04 Sq M
For identification only. Not to scale.
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Second Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.