



# 11/7 TEMPLE PARK CRESCENT

Polwarth, Edinburgh, EH11 1JF



1

Public Room



4

Bedrooms



2

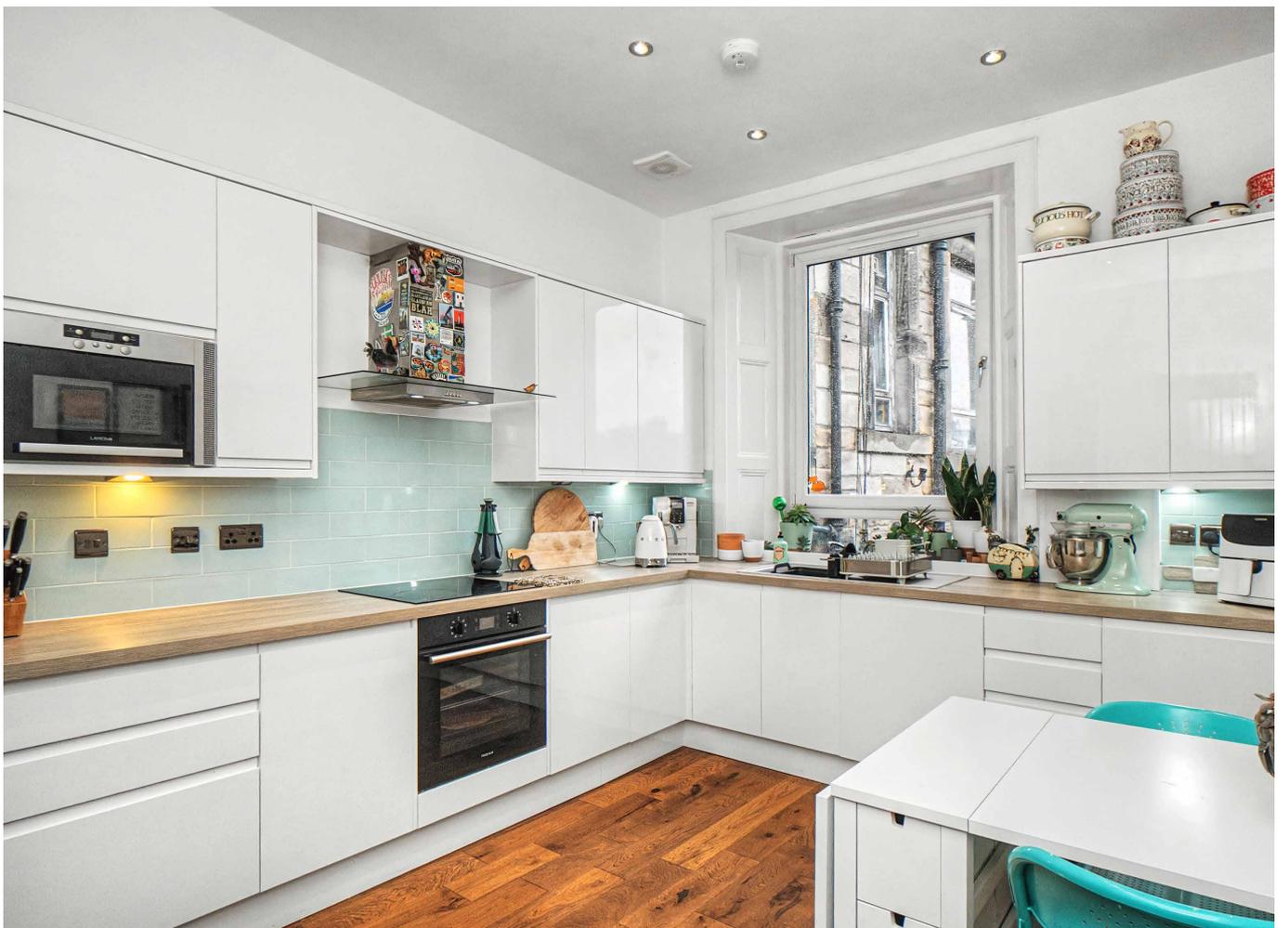
Bathroom



# 11/7 TEMPLE PARK CRESCENT

Situated in desirable Polworth, this beautifully presented top-floor flat has been extended into the attic and offers generous, versatile accommodation arranged over two levels, making it an excellent opportunity for families and professionals alike. The property combines classic Edinburgh character with a contemporary finish, featuring a bright bay-windowed living room, a sleek modern kitchen with dining space, and four double bedrooms. Stylish bathroom and shower room facilities enhance everyday comfort, while a shared rear garden provides valuable outdoor space. The flat is ideally positioned for local amenities, green spaces, and transport links into the city centre, with regulated parking on surrounding streets.







C  
EPC  
RATING

D  
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- Four-bedroom top-floor flat arranged over two floors
- Located in Polwarth, close to excellent local amenities and green spaces
- Accessed through a secure shared stairwell
- Bay-fronted living room with feature fireplace
- Modern dining kitchen
- Four double bedrooms
- Naturally-lit bathroom with shower-over-bath
- Shower room
- Parking regulated on surrounding streets (Zone S3)
- Communal rear garden







Extras: All fitted floor and window coverings are included.

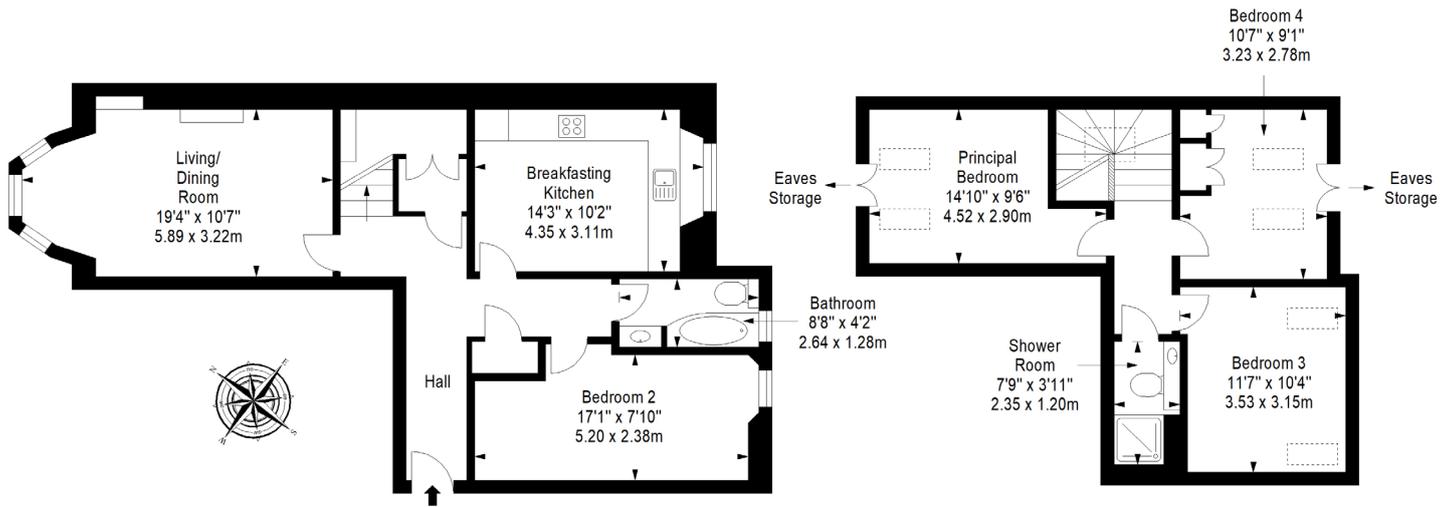


# POLWARTH

Set close to the picturesque Union Canal in Polwarth, the property enjoys a great location just south-west of the city centre, within easy walking distance of fashionable Bruntsfield and Morningside, which boast a wide variety of cafés, bars, restaurants, bistros, independent shops, galleries and boutiques. The area benefits from a range of excellent amenities on your doorstep including a multi-complex cinema, large gym, restaurants and pubs at the popular Fountain Park Leisure complex. Within easy walking distance to the Meadows, Edinburgh's financial district, Edinburgh and Napier Universities, Polwarth is ideally situated for students and professionals alike. Outstanding schools, including Boroughmuir High School, George Watson's College and Edinburgh Rudolf Steiner School, are close to hand. A short stroll from the property is the leafy Harrison Park, ideal for picnics and days spent outdoors. The area is very well served by public transport and also benefits from regular night buses and cycle paths.

**Third Floor**  
Approx. 64.9 sq. metres (698.6 sq. feet)

**Fourth Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 107.8 sq. metres (1160.4 sq. feet)

[@gilsongrayprop](#)
[gilson gray property](#)
[gilson gray property](#)
[@gilsongrayprop](#)



[rightmove](#)
[Zoopla.co.uk](#)
[PrimeLocation](#)
[espcc](#)

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.