

OFFERS OVER £290,000

39/3 Temple Park Crescent  
Edinburgh, EH11 1JE

drummond miller  
Solicitors & Estate Agents



- Spacious Polwarth 2 bed with two reception rooms, a box room, and a family bathroom
- Large and bright living room with bay window
- 2 generously proportioned bedrooms
- Large kitchen diner, ideal for everyday living and entertaining
- Ample sized interior boxroom
- Gas central heating and double glazing throughout
- Located in an established residential area close to schools, shops, and sports facilities
- EPC C

#### Description

Drummond Miller is pleased to present this bright and spacious 2-bed first-floor flat, situated in the desirable area of Polwarth.

The entryway leads into a generous lounge, beautifully enhanced by a striking bay windows and original cornicing.

The well-proportioned kitchen diner provides an excellent space for everyday dining or entertaining. Benefiting from ample storage and a useful utility cupboard.

The principal bedroom is located to the rear of the property and is generously proportioned. A second single bedroom and a spacious boxroom provide flexible accommodation options.

The family bathroom is fitted with a 3-piece suite, including a mains-powered shower.





### Central Heating and double glazing

There is gas central heating. The windows throughout are of a mixed type with both UPVC and timber type units.

### Garden and parking

Externally, the property sits within beautifully maintained shared garden. On-street permit parking is available via application.

### Location

Polwarth is a highly sought after residential neighbourhood, boasting traditional tenement homes, strong community feel and excellent access to both the city centre and the neighbouring area of Bruntsfield. A wide selection of shops, cafés and local amenities can be found nearby in Fountainbridge, Gorgie, Dalry and Bruntsfield, while the city centre is easily reached on foot, by bike or via frequent bus services.

The area offers excellent schooling options, including Bruntsfield Primary, Boroughmuir High School and George Watson's College. Everyday shopping is convenient, with Edinburgh West Retail Park, a 24 hour ASDA, Sainsbury's, Lidl and Aldi all close at hand.

Polwarth is perfect for outdoor recreation, with Harrison Park, the Union Canal towpath and the new Roseburn/Union Canal cycle link offering excellent routes for walking, running and cycling. Leisure options nearby include Craiglockhart Sports and Tennis Centre, as well as the restaurants, cinema and fitness centre at Fountain Park. Combining great amenities, green spaces and a welcoming community, Polwarth remains a consistently popular choice for a wide range of buyers.

### Council Tax and EPC

It is in Council Tax band C and has a C-rated Energy Performance Certificate.

### Home Report

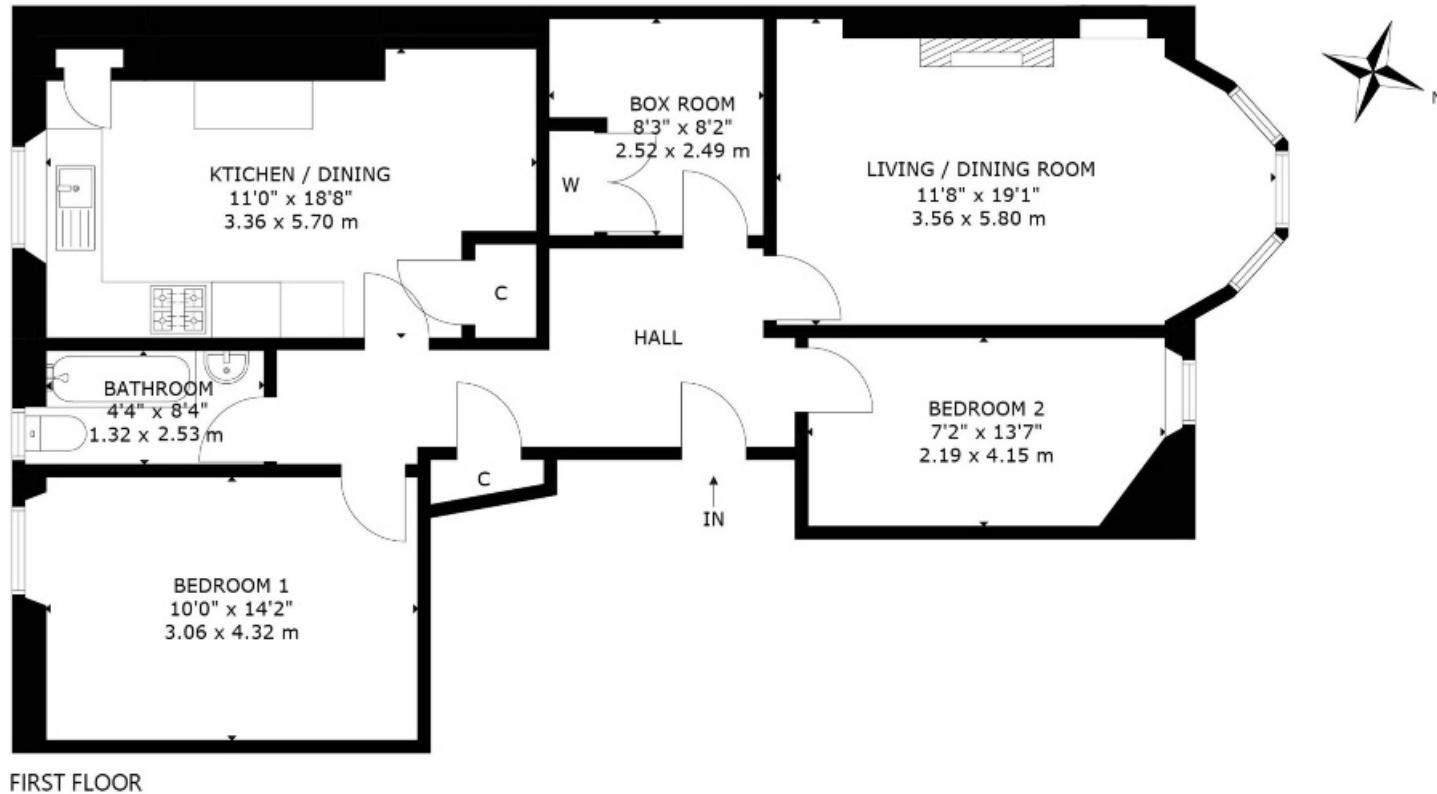
The property has been valued at £300,000 and a link to the Home Report is available from the ESPC website.

### Viewing

By appointment with the Agent telephone 0131 229 3399.

### Extras

All carpets, curtains, fridge, cooker and washing machine to be included in the sale.



39/3 TEMPLE PARK CRESCENT, EDINBURGH, EH11 1JE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 925 SQ FT / 86 SQ M

All measurements and fixtures including doors and windows are  
approximate and should be independently verified.

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Call us on **0131 229 3399** or  
email [property@drummondmiller.co.uk](mailto:property@drummondmiller.co.uk)  
[drummondmiller.co.uk](http://drummondmiller.co.uk)



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