





## 74 1F2 TEMPLE PARK CRESCENT

### DESCRIPTION:

This immaculately presented first floor two bedroom traditional stone built tenement flat is located within the desirable area of Polwarth and is close to a range of local amenities. The property comprises a welcoming hallway which provides access to all rooms with large cupboard, bright open plan living room/modern kitchen with large window creating lots of natural light, good size double bedroom with original fireplace, a further bedroom which can also be used as a work from home office and a thoughtfully designed shower room with large window and floor to ceiling grey tiles. The property has been beautifully refurbished to a high standard with wood effect flooring throughout and neutral décor giving the property a modern contemporary feel.

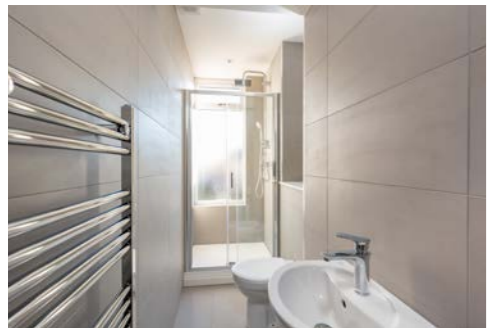


Image virtually staged showing furnishings



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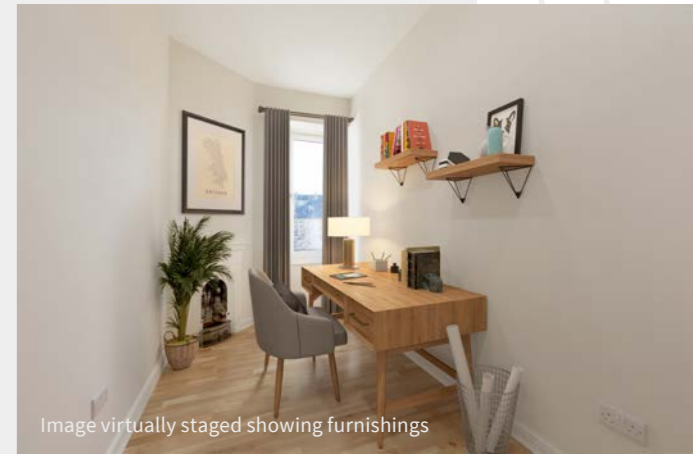


Image virtually staged showing furnishings



EPC RATING



COUNCIL TAX BAND



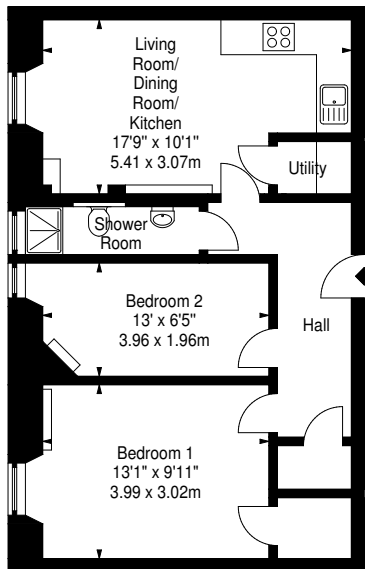
VIEWING

By appointment with Gilson Gray on 0131 516 5366.

Temple Park Crescent,  
Edinburgh, EH11 1HZ



Approx. Gross Internal Area  
563 Sq Ft - 52.30 Sq M  
For identification only. Not to scale.  
© SquareFoot 2021



First Floor

## LOCATION

Temple Park Crescent is close to the picturesque Union Canal, yet conveniently situated just three miles southwest of Edinburgh city centre, Polwarth is a popular base from which to live and work in the capital. This property is close to an excellent range of everyday amenities, while nearby Fountain Park leisure complex offers a multi-screen cinema, a bowling alley, a state-of-the-art gym, family-friendly restaurants and pubs. Bruntsfield is just a short walk away and offers a fantastic selection of independent retailers and artisan cafes. Schooling is catered for at well regarded Bruntsfield Primary School and Boroughmuir High School, whilst some of Edinburgh's most prestigious independent schooling, including George Watson's College and Edinburgh Rudolf Steiner School, is within close proximity. Polwarth is ideally situated for those attending The University of Edinburgh and Edinburgh Napier University, and is perfectly positioned for professionals working in the financial district and in city hospitals. Outdoor and fitness enthusiasts are spoiled for choice with the idyllic canal on their doorstep, plus Harrison Park, Bruntsfield Links and The Meadows just a stone's throw away. Polwarth is well-connected with cycle paths and regular buses (including night buses) into the city centre and further afield. The sought-after area also allows quick and easy access to Edinburgh City Bypass, Edinburgh International Airport and M8/M9 motorway network.

## FEATURES

- Bright open plan living/fully fitted modern kitchen
- Bright double bedroom
- Bedroom 2/study room
- Storage cupboard in hall
- Contemporary shower room with large window
- Double glazing
- Wood effect flooring
- Gas central heating
- Communal garden
- Residential permit parking



# GILSON GRAY

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