











Fixed Price

£320,000

37/2 Temple Park Crescent

Polwarth | Edinburgh | EH11 1JE

An excellent opportunity has arisen to purchase this bright, generously proportioned ground floor flat with private front garden, forming part of a handsome traditional tenement in the sought after Polwarth district of the city, close to excellent amenities, transport links and within easy reach of the city centre.

-  2 Bedrooms
-  1 Boxroom
-  2 Public rooms
-  1 Bathroom
-  Private front garden
Communal rear garden
-  On-street parking
-  EPC Rating – D
-  Council Tax Band - D



Description

The attractive, well presented property, enjoys a light and bright interior and offers a wealth of character and charm throughout, undoubtedly appealing to the professionals or young families seeking a great home in an excellent central location. In brief the accommodation comprises; entrance hallway with excellent storage provisions.

There is a sizeable bay windowed lounge with cast iron fireplace, enhanced further with stripped wood flooring, Edinburgh press and cornice work. Located to the rear is the modern dining kitchen with ample wall and base units with built-in hob/oven/hood with large pantry cupboard, clothes pulley and dining recess. There are two double bedrooms together with a spacious double box-bedroom and modern bathroom with white suite and electric shower. Further benefits include a recently upgraded central heating system with new combi boiler and radiators (2022).



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood(hood not connected), washing machine, fridge freezer and dishwasher. All appliances will be sold as seen.

Gardens and parking

There is a private area of garden located to the front of the property and situated to the rear is a communal garden/drying green. Permit and metered parking is available to the front and surrounding streets.

Viewing

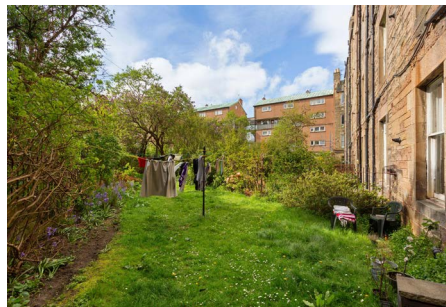
By appointment with Neilsons on 0131 625 2222.





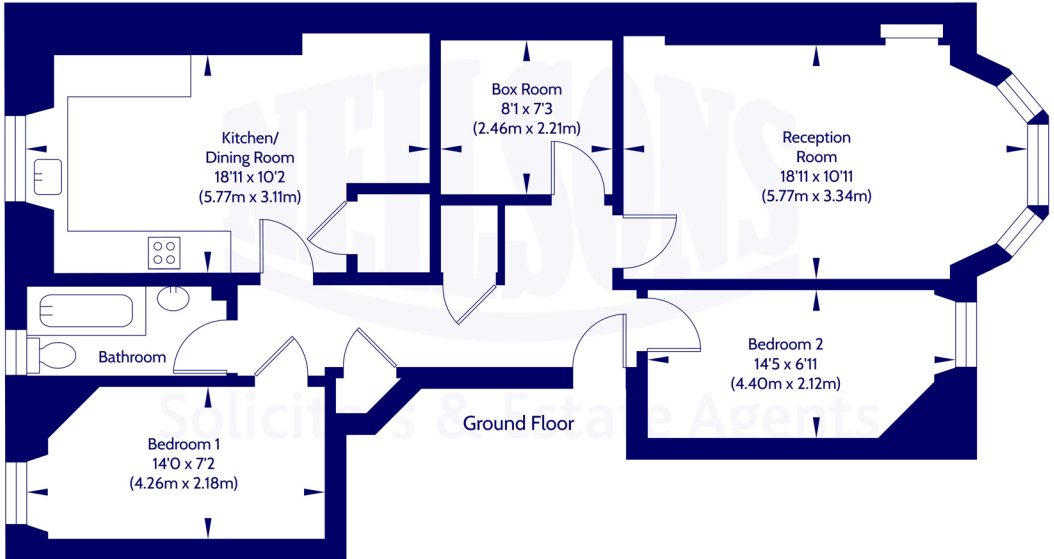
Location

The property is located within the sought-after area of Polwarth, located approx. 2 miles south-west of the City Centre. Excellent amenities can be found a short drive from the property in Morningside, Gorgie and Chesser with day to day shopping requirements found close by. The Union Canal offers pleasant walks along to Harrison Park and Edinburgh Quay. Fountain Park Leisure Complex is a short walk from the property offering a Gym, Cineworld, Ten Pin bowling and bars/restaurants. Edinburgh Napier University is within walking distance with an excellent bus service providing access to the City Centre and many parts of Edinburgh. Excellent schooling can be found within the vicinity at all levels.





Approx. Gross Internal Floor Area 76.8 Sq M / 827 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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