

# 54 Temple Park Crescent

Polwarth, EH11 1HX



2 bed



1 bath



1 public

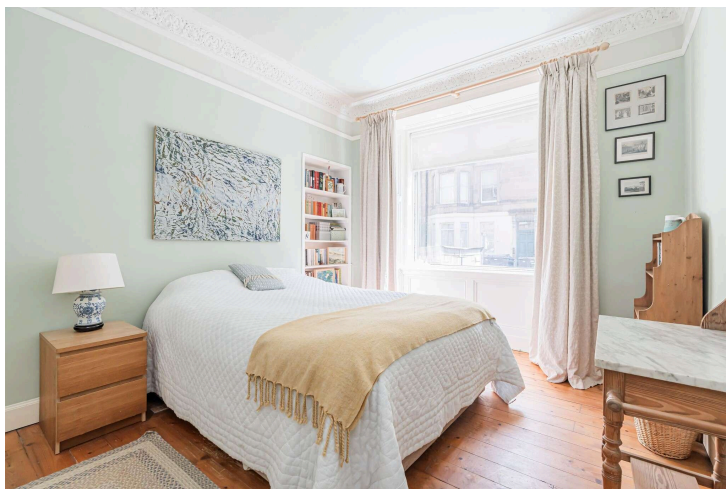


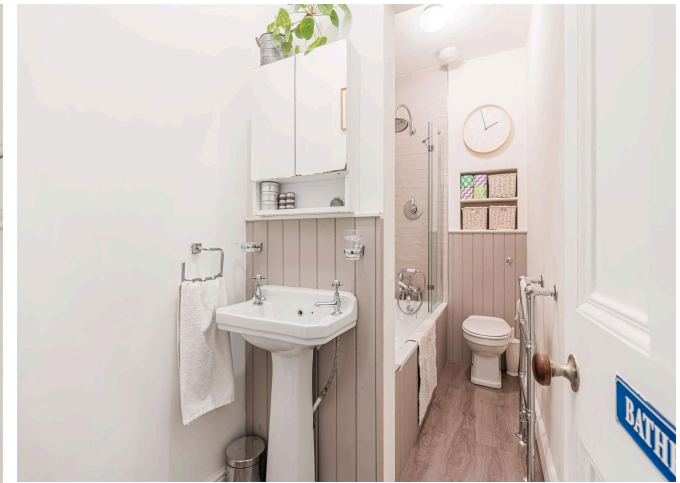
## Key Features

- Main door flat
- Two double bedrooms
- Handy large boxroom
- Living room with wood burner
- Modern dining kitchen
- Office space with window
- Excellent storage
- Direct access to rear garden
- Private front garden

EPC: C

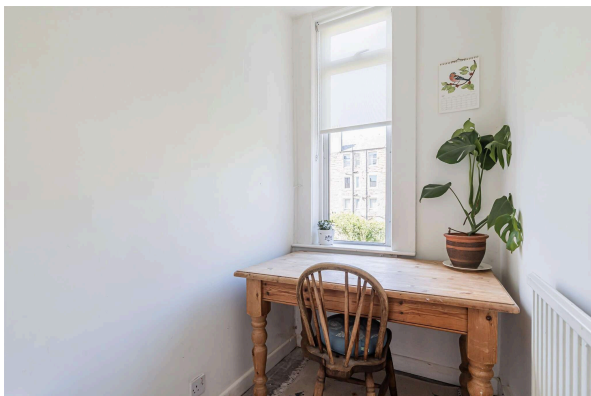
Council Tax: Band D





## Polwarth

The popular neighbourhood of Polwarth is a short walking distance from the sought-after areas of Bruntsfield and Morningside, with access to excellent local amenities, shops and cafes. The property is next to the Union canal offering lovely walks and cycle routes through Harrison Park, and is within easy reach of Edinburgh city centre. There are excellent leisure and recreation facilities in the local area. Within an excellent school catchment the location also benefits from transport links to the city, Edinburgh airport and Edinburgh and Napier universities, Haymarket railway station and routes out of the city.



### Viewing

Contact Linda on 07828 468308

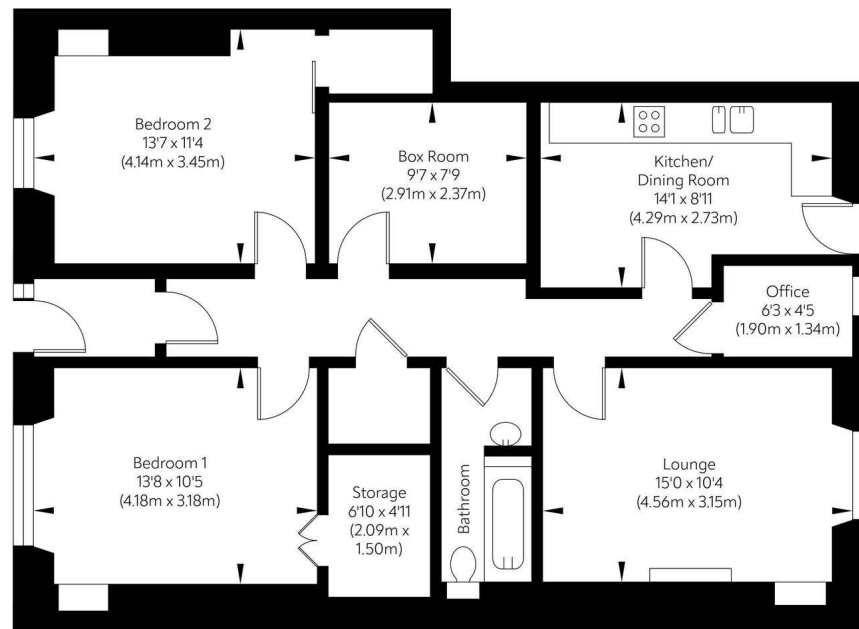


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Approx. Gross Internal Floor Area 91.06 Sq M / 980 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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